

# Hanson County Planning Commission

## Minutes of Proceedings

May 22, 2025

The regular meeting of the Hanson County Planning Commission was held at the Hanson County Courthouse on May 22, 2025. Chairman Josh Kayser called the meeting to order at 9:00am with the Pledge of Allegiance. Members Present Jean Freeman, John Bumgardner, Sharon Jarding, Gary Schoenrock. Absent were Wayne Waldner and Tristan Bender. Additionally, Christi Pierson, Zoning Administrator and Jennifer Craig, Recording Secretary.

### **PUBLIC COMMENT**

No one present

### **APPROVE MINUTES**

Motion by Freeman, seconded by Jarding to approve the meeting minutes of April 24, 2025. All members voted aye.

### **APPROVE AGENDA**

Motion by Bumgardner, seconded by Schoenrock to approve the agenda. All members voted aye.

### **DISCLOSURE OF CONFLICT OF INTEREST**

Kayser to abstain for Kayser Properties business.

### **BOARD OF ADJUSTMENT**

Motion to recess Planning Commission and convene as Board of Adjustment made at 9:02am by Jarding and seconded by Freeman. All members present voted aye. Motion carried.

Variance to plant rows of trees within the Zoning Ordinance allowed 75 feet from the right of way, for placement of a shelterbelt in an Agricultural District located at 26340 429<sup>th</sup> Ave. Emery. Legally known as TRACT 1 TERVEEN ADDN NW4 Section 12, Pleasant Township, Hanson County South Dakota. Benjamin & Carissa Schulz, owners.

Findings:

1. The requested Conditional Use is within the jurisdiction of the Board of Adjustment.
2. The facts are:
  - a. There is a mature shelter belt in place that is a non-conforming use currently.
  - b. New trees are spruce that are planted 12' to 14' apart.
  - c. New trees are to fill in the gaps of mature trees and are in line with the current mature trees.
3. No precedent unfavorable to the area as a whole will be set.

Motion:

It was moved by Jarding and seconded by Freeman to grant a Variance permit to Benjamin & Carissa Schulz under the following conditions:

1. All Federal, State and Local regulations and laws to be followed.
2. No more trees to be planted inside the set back.

All members present voted aye. Motion approved.

Variance to Ordinance #18 to allow the owner to describe a lot of less than 10 acres in an Agricultural District. Legally described as, NW4 (Less Haiar Tract 1) Section 29, Pleasant Township, Hanson County SD. Kayser Properties LLC, owner.

Findings:

1. The requested Variance is within the jurisdiction of the Board of Adjustment.
2. The facts are:

- a. The property is owned by Kayser Properties LLC.
- b. Shay Kayser is a member of Kayser Properties LLC.
- c. Shay Kayser is asking for the variance to build a residence.

Motion:

It was moved by Freeman and seconded by Bumgardner to grant the Variance permit to Kayser Properties LLC. under the following conditions:

1. All Federal, State and Local regulations and laws are to be followed.
2. No building will take place inside the Hanson County Zoning Ordinance setbacks.

All members present voted aye except Kayser who abstains. Motion approved.

### **Planning commission**

Motion to recess as Board of Adjustment and reconvening as Planning Commission at 9:17am by Freeman and seconded by Schoenrock.

### **PLATS**

A plat was presented by Beth M Kayser, President of Kayser Properties, LLC. described as Lot 1 of Shay & Amanda's Addition in the NW4 29-102-57. The plat consists of 5 acres. There is an existing approach that will be utilized as the driveway. Motion was made by Bumgardner and seconded by Freeman to recommend approval to the County Commissioners. Kayser abstains. All other members voted aye. Motion approved.

### **OLD BUSINESS**

None at this time

### **NEW BUSINESS**

Brian McGinnis with District III is updating the Ordinance. Discussion on changes needed.

### **WELFARE OF THE ORDER**

Nothing at this time

### **EXECUTIVE SESSION**

Not needed at this time

A motion to adjourn was made by Jarding and seconded by Freeman. All members present voted aye. Motion carried. The date for the next regular meeting is Thursday, June 26, 2025, at 9:00am.

Joshua Kayser

Hanson County Planning Commission

Christi Pierson, CAA

Zoning Administrator

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