

Hanson County Planning Commission

Minutes of Proceedings

December 18, 2025

The regular meeting of the Hanson County Planning Commission was held on December 18, 2025, at the Hanson County Courthouse, Alexandria, South Dakota. The meeting was called to order by Chairman Kayser at 9:00am, followed by the Pledge of Allegiance.

A list of attendees is available for public inspection at the Zoning Administrator's Office.

MEMBERS PRESENT:

Josh Kayser, Jean Freeman, John Bumgardner, Gary Schoenrock, Wayne Waldner, Tristan Bender, and Sharon Jarding

MEMBERS ABSENT:

None

ALSO PRESENT:

Christi Pierson – Zoning Administrator
Crystal Longhenry – Recording Secretary

PUBLIC COMMENT

None at this time

APPROVAL OF MINUTES

Motion by Freeman, seconded by Jarding to approve the minutes of November 20, 2025.
Vote: All members voted aye. Motion carried.

APPROVAL OF AGENDA

Motion by Bender, seconded by Bumgardner, to approve the agenda as presented.
Vote: All members voted aye. Motion carried.

DISCLOSURE OF CONFLICT OF INTEREST

None declared.

BOARD OF ADJUSTMENT SESSION

Motion by Waldner, seconded by Schoenrock, to recess as the Planning Commission and convene as the Board of Adjustment at 9:02am.
Vote: All members voted aye. Motion carried.

VARIANCE PERMIT REQUEST # 25-79

Applicants: Mark Hofer

Location: SW4 INCL GOVT LOTS 3-4 18-104-58

Request: To allow a plat of land less than 10 acres in an Agricultural District

Findings of Fact:

1. Upon approval plat will be transferred to neighboring property owner.
2. The land in this plat is already utilized by adjacent owner as grassland

Motion by Schoenrock, seconded by Freeman, to approve Variance Permit as requested.

Roll call vote: Waldner, aye. Bumgardner, aye. Schoenrock, aye. Freeman, aye. Jarding, aye. Bender, aye.

Kayser, aye. All members voted aye. Motion carried.

CONDITIONAL USE PERMIT APPLICATION #25-71

Applicants: Quarrytec SD LLC D.B.A. Mitchell Quarry

Location: 41428 257th St. - SW4 SW4; PT S2 INCL LOTS 1-2-3 SW4 & LOT 4 SW4 SE4 04-102-59 & SE4 SE4 (LESS METZ TRACT 1) 05-102-59

Request: Modify Current Conditional Use Permit #22-02

APPROVED CONDITIONS, RESTRICTIONS, AND REQUIREMENTS

Approval of this Conditional Use Permit is expressly conditioned upon full compliance with the following requirements. Failure to comply with any condition may result in enforcement action, suspension, or revocation of the permit.

1. Regulatory Compliance

All applicable Federal, State, and local laws, rules, regulations, and specifications shall be strictly followed, including but not limited to those of the Division of Agriculture and Natural Resources (DANR), the Mine Safety and Health Administration (MSHA), and the Federal Emergency Management Agency (FEMA).

2. South Wall and Right-of-Way Repairs

At the sole expense of the owner, a licensed professional engineer shall be retained to design and complete all necessary repairs to the south wall and the adjoining road right-of-way. Upon completion of such repairs, a certified engineer shall inspect the structural integrity of the improvements and submit a written report of findings to the Hanson County Zoning Board of Adjustment for review and approval.

The following timeline shall apply:

- March 2026: Presentation of fifty percent (50%) engineering design to the Board
- June 2026: Presentation of completed engineering design to the Board
- August 1, 2027: Completion of construction and submission of an as-built certification letter from the certified engineer to the Board

3. Hours of Operation (Non-Blasting Activities)

All operations, including the loading of trucks for off-site hauling, excluding blasting activities, shall be limited to the following hours:

- Monday through Friday: 7:00 a.m. to 6:00 p.m.
- Saturday: 7:00 a.m. to 4:00 p.m.

Operations shall not be conducted during Federal holidays. Office operations and maintenance activities that produce no adverse off-site impacts shall not be restricted by these hours.

4. Blasting Hours

Blasting activities shall be limited to the hours of 9:00 a.m. to 4:00 p.m., Monday through Friday only.

5. Blasting Notification

A minimum of twenty-four (24) hours' notice shall be provided prior to any blasting activity to:

- All property owners within a one-mile radius
- Hanson County Sheriff's Office
- Hanson County Planning and Zoning Administrator

6. Blasting Regulations

All blasting activities shall comply with all applicable Federal, State, and local laws and regulations.

7. Berm Construction and Maintenance

Berms shall be constructed along the south property line in areas where excavation had not occurred as of February 23, 2022, subject to the following standards:

- Minimum height: six (6) feet
- Minimum width: forty (40) feet
- Placement no closer than seventy-five (75) feet from the road right-of-way

Vegetation shall be planted on all berms and maintained free of noxious weeds. Existing berms shall be maintained and shall remain in place.

8. Site Security

The entire perimeter of the site shall be secured at all times by a minimum six-foot chain-link fence. The fence shall be maintained in good repair. All gates shall be locked during non-business hours.

9. Signage and Emergency Contact Information

Signage displaying emergency contact information shall be posted at all primary access points. Emergency contact information shall be filed with the Hanson County Zoning Administrator and the Hanson County Sheriff's Office.

10. Liability Insurance

The permit holder shall maintain liability insurance coverage in an amount not less than two million dollars (\$2,000,000). Proof of such insurance shall be filed annually with the Hanson County Zoning Administrator on or before January 1 of each year. Hanson County shall be named as a certificate holder of the policy.

11. Blasting Subcontractor Insurance

Any subcontractors engaged in blasting activities shall provide proof of current liability insurance coverage. Copies of such insurance certificates shall be filed with the Hanson County Zoning Administrator prior to the commencement of blasting activities.

12. Limits on Expansion

No expansion of mining operations shall occur within Hanson County regulated setbacks or within the Hanson County right-of-way.

13. Dust Control

Dust control measures shall be implemented and maintained on all on-site gravel roads.

14. Lighting and Signage Compliance

Exterior lighting shall be limited to yard lighting. All signage shall comply with the Hanson County Zoning Code.

15. Haul Road Agreement

A haul road agreement shall be entered into and maintained between Mitchell Quarry and Hanson County Commission. The agreement shall govern the use, maintenance, and applicable requirements related to

haul roads utilized in connection with the mining operation. Hanson County Board of Commissioners shall review and approve said agreement annually no later than November 1 of each year. A current copy of the executed haul road agreement shall be filed with the Hanson County Zoning Administrator
Motion by Bender, seconded by Waldner, to approve the Conditional Use request as presented.
Roll call vote: Waldner, aye. Bumgardner, aye. Schoenrock, aye. Freeman, aye. Jarding, aye. Bender, aye. Kayser, aye. All members voted aye. Motion carried.

Motion by Jarding, seconded by Bender, to recess as the Board of Adjustment and reconvene as the Planning Commission at 9:34am.

Motion carried.

PLATS

Presented on behalf of: Mark Hofer Revocable Living Trust & Kathryn Hofer, Trustee of Mark Hofer Revocable Living Trust

Description: LOT 1 MUTH ADDITION SW1/4 18-104-58

Finding of Fact:

1. An approach currently exists for the plat
2. An Ag Covenant is ready to be recorded
3. There is a 60' access easement for ingress & egress called out on the plat

Motion by Bender, seconded by Freeman, to recommend approval of the plat to the Hanson County Board of Commissioners. Vote: All members voted aye. Motion carried.

Presented on behalf of: Albert D. Werning & Jean L. Werning

Description: LOT 1WERNING ADDITION SW 1/4 SW 1/4 24-102-59

Finding of Fact:

1. An approach currently exists for the plat
2. The land is being used as a gravel pit with an approved condition use permit 24-43

Motion by Baumgardner, seconded by Waldner, to recommend approval of the plat to the Hanson County Board of Commissioners. Vote: All members voted aye. Motion carried.

Presented on behalf of: Peggy A. LaDue, Trustee of the L. Wayne & Irene K. LaDue Revocable Living Trust and Jolene K. Rose, Trustee of the L. Wayne & Irene K. LaDue Revocable Living Trust

Description: TRACTS 1, 2, & 3 LADUE ADDITION 9-101-58

Finding of Fact:

1. The plat is being used for family land management purposes.
2. Each Tract has access

Motion by Waldner, seconded by Jarding, to recommend approval of the plat to the Hanson County Board of Commissioners. Kayser abstains. Vote: All members voted aye. Motion carried.

Presented on behalf of: Ronald Muth, Member Prairie Hills Estates LLC

Description: LOTS 1,2, 7, & 8 BLOCK 1 PRAIRIE HILLS ESTATES SW 1/4 8-103-59

Finding of Fact:

1. This is a rural residential district.

2. The plat is part of the planned development

Motion by Freeman, seconded by Jarding, to recommend approval of the plat to the Hanson County Board of Commissioners. Vote: All members voted aye. Motion carried.

Presented on behalf of: Ronald Muth, Member Prairie Hills Estates LLC

Description: LOTS 1A & 2A, BLOCKS 1, PRAIRIE HILLS ESTATES NW ¼ NW ¼ 17-103-59

Finding of Fact:

1. This is a rural residential district
2. The plat is part of a planned development
3. Each lot is adjacent to Lots 1 or 2 above. These are each an addition to the lots, but in section 17.
4. Section line between 8 & 17 is vacated by recorded document, book 202, page 382-394

Motion by Waldner, seconded by Bender, to recommend approval of the plat to the Hanson County Board of Commissioners. Vote: All members voted aye. Motion carried.

OLD BUSINESS

None at this time

NEW BUSINESS

Discussed 2026 members

Discussed public notices published in Mitchell Daily Republic in place of The Special newspapers

WELFARE OF THE ORDER

None at this time

EXECUTIVE SESSION

None needed

ADJOURNMENT

Motion by Freeman, seconded by Bender to adjourn at 9:50am.

Vote: All voted aye. Motion carried.

The next regular meeting of the Hanson County Planning Commission is scheduled for January 22, 2026, at 9:00am at the Hanson County Courthouse.

Josh Kayser

Chairman, Hanson County Planning Commission

Christi Pierson, CAA

Zoning Administrator

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