

## **Hanson County Planning Commission**

### **Minutes of Proceedings**

November 20, 2025

The regular meeting of the Hanson County Planning Commission was held on November 20, 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

Brian McGinnis-Community Development Specialist, District III

#### **PUBLIC COMMENT**

None at this time

#### **APPROVAL OF MINUTES**

Motion by Schoenrock, seconded by Jarding to approve the minutes of October 23, 2025.

Vote: All members voted aye. Motion carried.

#### **APPROVAL OF AGENDA**

Motion by Freeman, seconded by Waldner, 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 Bender, seconded by Jarding, 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: Wollman, Jerry & Sarah, D.B.A. Quality Storage

Location: 42675 SD HWY 38, ALEXANDRIA. LOT A RANGS 1ST ADDN (LESS W 760') NE4 28-103-57

Request: Store Inventory sheds 20' from Hwy 38 H4-lot which will be expanding in the spring of 2026

#### Findings of Fact:

1. On September 11, 2025, the SDDOT was deeded Lot H4 RM Rangs First Addition 28-103-57 NE4 of Lot A recorded in Book 207 page 100 in the Register of Deeds office.

2. The plat of Lot H4 removes 1.16 acres from Wollman property where the business is currently located.

Motion by Freeman, seconded by Jarding, to approve Variance Permit request.

Vote: All members voted aye. Motion carried.

#### CONDITIONAL USE PERMIT APPLICATION #25-71

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

Location: 41428 257<sup>th</sup> 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

#### Finding of Facts:

1. A haul road agreement has been signed by Hanson County and Mitchell Quarry LLC.

2. An email was presented to the Board from RESPEC LLC stating they did an inspection of the property in the week of November 10, 2025, and will have a timeline, summarization of their observations, a risk of the high wall analysis and provide recommendations for design and monitoring by the next Zoning meeting on December 18, 2025.

3. The floodplain has been staked out, and all overburden is now outside of the floodplain.

Motion by Bender and second by Schoenrock to defer the Conditional Use request as presented to the December 18, 2025, Planning and Zoning hearing.

Vote: All members voted aye. Motion carried

Motion by Bender, seconded by Jarding, to recess as the Board of Adjustment and reconvene as the Planning Commission at 9:32am.

Motion carried.

#### **PLATS**

None at this time

#### **OLD BUSINESS**

Brian McGinnis discussed with the Board the rezoning map of Hanson County for the revision of the Hanson County Ordinance #18. As well as discussed, adding verbiage for future driveways placements in the updated Ordinance.

#### **NEW BUSINESS**

None at this time

**WELFARE OF THE ORDER**

None

**EXECUTIVE SESSION**

Motion by Bender and seconded by Freeman to go into executive session at 10:15am.

Vote: All members voted aye. Motion carried.

**ADJOURNMENT**

Motion by Freeman, seconded by Bender to adjourn at 10:45am.

Vote: All voted aye. Motion carried.

The next regular meeting of the Hanson County Planning Commission is scheduled for December 18, 2025, at the Hanson County Courthouse.

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Josh Kayser

Chairman, Hanson County Planning Commission

Christi Pierson, CAA

Zoning Administrator

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