

**REGULAR MEETING OF THE OACOMA TOWN BOARD**  
**November 21, 2022**

The Oacoma Town Board met in regular session at 7:00 P.M. on November 21, 2022 in Meeting Room #2 at the Oacoma Community Center. Board members present were Gary Dominiack, President; Richard Kirkpatrick, Vice President; Kyle Fuchs; Roger Twamley and Robin Hutmacher. Also present were Valerie Moore, Finance Officer; Mike Lauritsen; Dave Reis; Warren Hickey; Greg Powell; and Weston Waugh.

**MINUTES**

Motion by Kirkpatrick, second by Hutmacher, to approve the minutes of the regular meeting on November 7, 2022. Motion carried.

**PUBLIC HEARINGS**

Dominiack announced it as the scheduled time and place for which notice of public hearing was given to consider the following:

- a. A request to rezone Lots 3-4, SW4NW4, SW4SE4NW4, N2SE4NW4 Less 2.36A in Tract L, Section 4 in T104N, R71W of the 5<sup>th</sup> P.M., Lyman County, South Dakota, containing 150.60 acres, from Agricultural to WLH Planned Unit Development (PUD), and;
- b. Ordinance No. 2022-05, an amendment to Oacoma Zoning Ordinance No. 2004-03 enacting Chapter 28, WLH Planned Unit Development District and related changes to the Official Zoning Map.

Dominiack opened the hearing for comments from the applicant or proponents.

Greg Powell provided a summary description of the WHL Planned Unit Development which includes residential lots for single-family dwellings, shouses, and vacation homes and tracts for tiny home dwellings, a permanent RV park and storage sheds.

Dominiack called for comments from opponents. No comments were offered.

Dominiack called for any other comments or questions.

Dave Reis asked whether a water storage tank will be needed to provide adequate for the WLH PUD. Powell reported a reserved capacity of water was allocated to the tract of land when the water line was installed. The reserved capacity is sufficient to provide adequate water for the residential lots and campground. Hickey stated the rural water system has not yet determined the capacity needed to serve the tiny homes but will do so before any tiny home sites are developed.

Discussion was held on the maximum height of shouses allowed in the PUD. Other discussions included use of private septic systems for conveyance of wastewater; installation of security lighting as development progresses; and maintenance of roads are the responsibility of the landowner or homeowners' association.

Dominiack called for any other comments or discussion regarding the rezoning request. There being none, Dominiack closed the hearing to further public comment and asked for board discussion or action.

Motion by Kirkpatrick, second by Fuchs, to approve the request to rezone Lots 3-4, SW4NW4, SW4SE4NW4, N2SE4NW4 Less 2.36A in Tract L, Section 4 in T104N, R71W of the 5<sup>th</sup> P.M., Lyman County, South Dakota, containing 150.60 acres, from Agricultural to WLH Planned Unit Development. Voting aye: Dominiack; Kirkpatrick; Fuchs; Twamley; and Hutmacher. Voting nay: None. Motion carried.

Dominiack called for any other comments or discussion regarding the ordinance amendment. There being none, Dominiack closed the hearing to further public comment and asked for board discussion or action.

Motion by Kirkpatrick, second by Hutmacher, to authorize Ordinance No. 2022-05, an amendment to Oacoma Zoning Ordinance No. 2004-03 enacting Chapter 28, WLH Planned Unit Development District and related changes to the Official Zoning Map. Voting aye: Dominiack; Kirkpatrick; Fuchs; Twamley; and Hutmacher. Voting nay: None. Motion carried.

Dominiack announced it as the scheduled time and place for which notice of public hearing was given to consider the following:

- a. Ordinance No. 2022-06, an amendment to Oacoma Zoning Ordinance No. 2004-03 by adopting provisions for Vacation Homes and Shouses.

Dominiack opened the hearing for comments or discussion. Discussion was held on the maximum number of vacation homes permitted in different zoning districts; the maximum height of shouses; and the authorized use of shouses as primary, seasonal or vacation homes.

Dominiack called for any other comments. There being none, Dominiack closed the hearing to further public comment and asked for board discussion or action.

Motion by Fuchs, second by Hutmacher, to authorize Ordinance No. 2022-06, an amendment to Oacoma Zoning Ordinance No. 2004-03 by adopting provisions for Vacation Homes and Shouses. Voting aye: Dominiack; Kirkpatrick; Fuchs; Twamley; and Hutmacher. Voting nay: None. Motion carried.

#### PUBLIC COMMENTS

Time was reserved for public comments pursuant to SDCL 1-25-1. Mike Lauritsen introduced himself as the new Executive Director of the Lake Francis Case Development Corporation.

#### ORDINANCE NO. 2022-05

Motion by Twamley, second by Kirkpatrick, to approve the first reading for Ordinance No. 2022-05, an ordinance to amend Chapter 1, Definitions, and enact Chapter 28, WLH Planned Unit Development District, in Ordinance No. 2004-03, Official Zoning Ordinance and Official Zoning Map, as amended, for the Town of Oacoma, SD. Motion carried.

#### ORDINANCE NO. 2022-06

Motion by Kirkpatrick, second by Hutmacher, to approve the first reading for Ordinance No. 2022-06, an ordinance to amend Chapter 1, Definitions; Chapter 6, Agricultural District (AG), Section 607, Conditional Uses; Chapter 7, Low Density Residential District (R-1), Section 707, Conditional Uses; Chapter 8, Moderate Density Residential District (R-2), Section 807, Conditional Uses; Chapter 11, Commercial District (C-1), Section 1107, Conditional Uses; Chapter 12, Highway Commercial District (C-2), Section 1207, Conditional Uses; and Chapter 15, Supplementary District Regulations; adopted by Ordinance No. 2004-03, as amended, of the Official Zoning Ordinance of the Town of Oacoma, SD. Motion carried.

#### ORDINANCE NO. 2022-07

Dominiack presented Ordinance No. 2022-07 and discussion was held on licensing fees and terms of licenses. Motion by Fuchs, second by Hutmacher, to approve the first reading for Ordinance No. 2022-07, an ordinance creating licensing regulations for vacation home establishments in the Town of Oacoma, SD. Motion carried.

#### RECONCILIATION OF CASH ASSETS

Dominiack verified the Reconciliation of Cash Assets for the month of October.

#### OTHER DISCUSSION

Dominiack offered thanks to the public works staff for hanging Christmas lights on the I-90 Business Loop.

#### EXECUTIVE SESSION

The board entered executive session for discussion of personnel matters pursuant to SDCL 1-25-2 (1). Executive session ended with no action taken.

ADJOURNMENT

The meeting was adjourned. The next regular meeting is scheduled for Monday, December 5, 2022 beginning at 7:00 P.M. in Meeting Room #2 at the Oacoma Community Center.

Gary Dominiack, President

Valerie J. Moore, Finance Officer

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