

3/3/2024
@ 10:30

APPLICATION FOR REZONING

TO: Kingsbury County Planning and Zoning Commission

FROM: Double H Ag Service LLC Ryan Hanson

ADDRESS: 43294 216th St.

DeSmet, SD 57231

PHONE: 605-530-0110

DATE: 1-6-24

SUBJECT: Request for Rezoning

I (we) request a change from Ag → Commercial to

Harty's Addition SE 1/4 Sec 9, T109N, R56W

FEE: \$300 Paid 1/6, 2024 **Misc. Receipt #** 37344

***SIGNED:** Ryan Hanson
Applicant

APPROVED: _____, 20_____

Chairman, Planning & Zoning
Commission

APPROVED: _____, 20_____

Chairman, Kingsbury County
Board of County Commissioners

Members of Kingsbury County Zoning Commission,

We are asking the commission for approval to rezone from ag to commercial. The reason behind the request is so that we can store and sell chemicals and starter fertilizer. In accordance with the conditional use permit we were only allowed to store and apply chemicals used for the soybean seed treatment. As our business has grown, we have a need to buy and sell chemicals and starter fertilizers. At this moment we plan to warehouse totes and packaged chemicals such as Roundup, Enlist, Harness, ETC. In accordance with the state, we will not need to make any changes to the facility to do this. Anything in containers less than 275 gallons does not need any containment systems or spill walls.

In the future there is a possibility that we will want to house bulk chemical and starter fertilizer. If that happens, we will need to install the proper containment systems, drains, and metering systems. The bulk chemicals would be stored within the building itself. The starter fertilizer tanks would be outside the building. We would need to build a containment system in compliance with the state regulations. This would look something like four 6000 gallon poly tanks within a containment system, plumbed to a metering pump to accurately report gallons sold and transferred to customers.

We would also like the Commission to take into consideration that we have an opportunity to become a dealer for a seed tender manufacturer. Most of these sales will never sit on the property as they will be taken straight from the factory to the farm. In the future there is a chance we might need to stage a couple units on site for people to see before the sale.

Thank you for your time and consideration. I will be happy to answer any questions you might have on the phone or at the hearing.

Respectfully,

Ryan Hanson

605-530-0110

Co-Owner Double H Ag Service

**NOTICE OF PUBLIC HEARING OF THE PLANNING COMMISSION AND BOARD OF COUNTY
COMMISSIONERS ON PROPOSED CHANGE OF ORDINANCE NUMBER 45, THE ZONING
ORDINANCE OF KINGSBURY COUNTY**

Notice is hereby given pursuant to SDCL 11-4 that on the 3rd of February, 2026, at 10:30 o'clock in the morning in Kingsbury County, South Dakota, is the time and place when and where all persons interested therein may appear and be heard before the Planning Commission and Board of County Commissioners concerning the proposed changes to the Zoning Ordinances of Kingsbury County. The Planning Commission will submit to the Board of County Commissioners their recommendation as to whether or not the following ordinance should be passed by the Board of County Commissioners. If recommended for approval the Board of County Commissioners will then have the first reading of the proposed ordinance change.

Ordinance 75

AN ORDINANCE ENTITLED, an ordinance to amend Section 1.03.01 adopted by Ordinance 45, March 3, 2015, as amended, of the Zoning Ordinance of Kingsbury County

Be it ordained by the Board of County Commissioners of Kingsbury County, South Dakota: that Section 1.03.01 adopted by Ordinance 45, March 3, 2015, as amended, of the Zoning Ordinance of Kingsbury County be amended to classify the following property: Harty's Addition in the Southeast Quarter (SE ¼) of Section Nine (9), Township One Hundred (109) North, Range Fifty Six (56) West of the 5th P.M., Kingsbury County

To "CI" from "AG" Agricultural

All persons interested therein may appear and be heard before the Planning and Zoning Commission and Board of County Commissioners at said hearing or may file written comments with the County Auditor at 202 2nd St SE, De Smet, SD 57231, prior to the hearing.

Echo Steffensen
Kingsbury County Auditor

Published once at the total approximate cost of \$ _____.

EMAILED
1/13/2026

To: Papers
Corey
Madeline
Todd W



1 FEE \$30.
RECORDED
INDEXED
COMP.

**STATE OF SOUTH DAKOTA }
Kingsbury County } SS**

Filed for Record on 6/12/2023 at 8:40 AM
and Recorded in Book 121 of Deeds
on Page 816. Document # **49446**

Recording Fee: \$30.00 Page:1 of 2

Transfer Fee:\$60.00

Caryn J. Hojer

By Bernard Tardieu

By B. C. Tande Register of Deeds
Deputy

Document Prepared By:

Abby J. Oftedal

Ericsson Law Office, Prof LLC
PO Box 406, Madison, SD 57042
Phone No. (605) 256-4597

WARRANTY DEED

EMMETT HARTY, a married person, of Kingsbury County, South Dakota, GRANTOR, for and in consideration of other good and valuable consideration and One and no/100 (\$1.00) Dollar, GRANTS, CONVEYS AND WARRANTS unto DOUBLE H AG SERVICE, LLC, a South Dakota Limited Liability Company, of 46461 228th St., Rutland, SD 57057, GRANTEE, the following described real estate in the County of ~~XXXX~~^{XX}, State of South Dakota, to-wit:

Harty's Addition in the Southeast Quarter (SE $\frac{1}{4}$) of Section Nine (9), Township One Hundred (109) North, Range Fifty Six (56) West of the 5th P.M., Kingsbury County, South Dakota, according to the recorded plat thereof;

The above Grantor does hereby certify that the above described real property is not now and never has been used or occupied by the Grantor nor by any member of the Grantor's family as a homestead and the same does not constitute homestead property as to the Grantor;

Dated this 8 day of June, 2023.

TRANSFER FEE PAID

60°

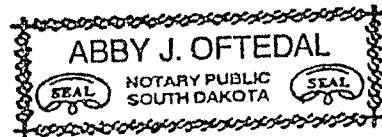
EMMETT HARTY

STATE OF SOUTH DAKOTA)
: SS
COUNTY OF LAKE)

On this the 8th day of June, 2023, before me, Abby J. Oftedal, the undersigned officer, personally appeared EMMETT HARTY, a married person, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Abby J. Oftedal
Notary Public, State of SD
My comm. exp.: 6-13-25



Office of the County Treasurer, Kingsbury County, South Dakota

No: 37346

DeSmet, S. Dak., January 6, 20 26

ROM: Double H Ag Service LLC \$ 300.00
hundred dollars and 00
DOLLARS,
100

Re-zoning Application

KINGSBURY CO TREASURE
PO BOX 166
DE SMET SD 57231
PHONE 605-854-3411
FAX 605-854-3833

THANK YOU

DATE 01/06/2026 TUE TIME 13:41

MISC	\$300.00
TOTAL	\$300.00
CHECK	\$300.00
AMANDA	061645 00000

Amanda Stans, Deputy County Treasurer