

McPherson County



Comprehensive Plan

Adopted: December 2, 2003

Effective: December 30, 2003

Prepared under the direction of the McPherson County Commission
and the McPherson County Planning and Zoning Commission

By
Northeast Council of Governments
Aberdeen, SD

Adoption Process

Date:	Action:
October 22, 2003	Notice of Planning Commission Public Hearing published
November 7, 2003	Planning Commission Public Hearing held and recommends adoption of Comp. Plan
November 12, 2003	Planning Commission Public Hearing minutes published
November 19, 2003	Notice of County Commission Public Hearing published
December 2, 2003	County Commission Public Hearing held and approves Comp. Plan through Resolution
December 10, 2003	County Commission Public Hearing minutes published
December 10, 2003	Resolution of Adoption published
December 10, 2003	Notice of Adoption published
December 30, 2003	Comprehensive Plan effective date

ACKNOWLEDGEMENTS

This Comprehensive Plan is a compilation of effort by many people, organizations and government entities. This document expresses the great civic pride that exists in McPherson County. Through the preparation and adoption of this document, the governing officials of McPherson County have expressed their desire for orderly and efficient growth and development in the community and surrounding area.

County Commission

Commission Members: Michael Rath, Richard Waltman, Duane Wanner, Dennis Wolff,
Earl Krein

Auditor: Steve Serr

Planning Commission

Board Members: Earl Krein, Robert Roth, Richard Kolb, Leland Berreth, Earl Gruebele

The Northeast Council of Governments prepared this document under the direction of the McPherson County Commission.

RESOLUTION NO. 25-

A RESOLUTION ADOPTING A COMPREHENSIVE PLAN FOR MCPHERSON COUNTY, AS PROVIDED FOR IN SDCL 11-2

Whereas, Chapter 11-2-11 of South Dakota Codified Law has empowered the Planning Commission and County Commission of McPherson County to prepare a Comprehensive Plan for the development of the County; and

Whereas, the McPherson County Planning Commission has developed a Comprehensive Plan, has held the required Public Hearing, and has made a recommendation for adoption of the Plan to the County Commission; and

Whereas, the McPherson County Commissioners have received the recommendation of the Planning Commission and have held the required Public Hearing; and

Whereas, the adoption of the Comprehensive Plan would enhance the responsible development of McPherson County and the surrounding area.

Now therefore, be it resolved by the McPherson County Commissioners, that the Comprehensive Plan for McPherson County be hereby adopted and effective upon 20 days after publication of this resolution.

Adopted this _____ day of _____, 2025.

SIGNED:
Commission Chairman, McPherson County

ATTEST:
Auditor, McPherson County

Publication Date: _____

Effective Date: _____

I. INTRODUCTION

A. PURPOSE, AUTHORIZATION AND ADOPTION

1. PURPOSE OF THE COMPREHENSIVE PLAN

There are three primary purposes of this document:

- (1) To address the planning requirements of state law while also providing a sound and logical basis for county growth management strategies; and
- (2) To provide some predictability about the potential land uses and timing of development so that both public and private sectors can make informed decisions in the area of real estate and capital investments.
- (3) To provide the planning commission and city council with policies for future planning decisions and the methods and justification to control land use through the zoning and subdivision ordinance, the capital improvements program, and other enforcement controls.

2. AUTHORIZATION UNDER STATE LAW

Under 11-2-11 of South Dakota Codified Laws, the planning commission of a county is directed to prepare, or cause to be prepared a comprehensive plan for the county pursuant to South Dakota Codified Laws 11-2-12 which, shall be for the purpose of protecting and guiding the physical, social, economic, and environmental development of the county.

3. AREA OF PLANNING JURISDICTION

The County shall, under South Dakota statutes, have the authority to control development in the entire County with exception of that area located within the Corporate Limits of Leola, Eureka, and one mile outside of Eureka surrounding the entire city. Each municipality having filed comprehensive plans will work in cooperation with the County to control growth and development near the city-limits.

B. APPROPRIATE USE OF THE COMPREHENSIVE PLAN

South Dakota laws require that zoning districts and regulations must be in accordance with the Comprehensive Plan. It is the intent of this document to show the most appropriate use of land and policies to follow within the study area, based on the potential for growth and development of the county.

II. DESCRIPTION OF THE STUDY AREA

McPherson County lies in northeastern South Dakota. It is bounded on the east by Brown County, on the west by Campbell and Walworth Counties, on the south by Edmunds County. There are 5 incorporated municipalities within McPherson County.

Eureka was first known as St. Petersburg, the city was platted in 1887. For 15 years, from 1887, to 1902, this "end of the track" town was the largest primary wheat market in the world. In 1897 alone, two-thirds of the world's wheat crop entering the commercial market was shipped from Eureka. Germans from Russia settled the area with a strong work ethic. Stone buildings and structures, and stained glass windows created by fine craftsmen are still found throughout the town.

The idea to name kuchen as the state dessert originated in Eureka. The bill became law and kuchen officially became the South Dakota State Dessert on July 1, 2000.

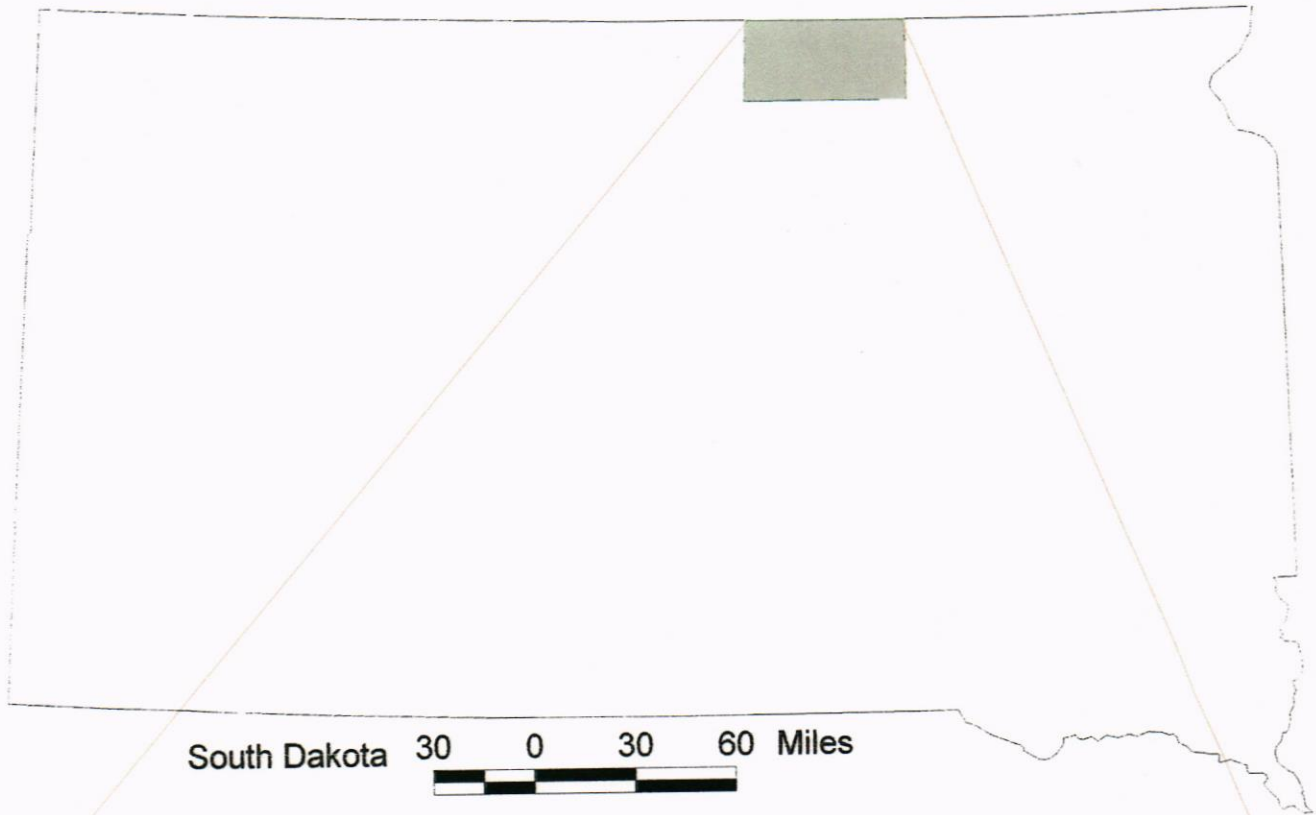
Leola was founded in 1884 and incorporated in 1907. Leola was named for Leola Haynes, daughter of Captain E.D. Haynes, who served as the first surveyor. In 1883, a group of men gathered at Ordway, a starting point for settlers north of Aberdeen, heading northwest looking for homesteads. Among them were Tarquin Franklyn, John Murrie, Andrew Williams, S. P. Harden brook, Walter Cavanaugh, John Hooker, H. A. Moulton, his son, Louis, and Captain E. D. Haynes, who were looking for a suitable town site. Leola is best known for being the "Rhubarb Capital."

Hillsview came into existence in 1887. The treeless, virgin land soon attracted the Black Sea German Russian immigrants and they needed a place for a town. Hillsview was named so because of the view of the high hills to the north of the town site. One of the reasons for establishing this tiny hamlet was that it was a shipping point for the Milwaukee Railroad for grain and livestock between Eureka and Hosmer. At one time there was a large stockyard in Hillsview and Lawrence A. Wolf was the cattle buyer.

The name Long Lake, so called for the lake by that name located about two miles west of the present town site, was very likely established officially by the United States Postal Department when on September 11, 1884 a mail station was started. The Post Office was located in various places until on January 2, 1930 when Karl Meier became the official Long Lake postmaster following the dedication of the town on November 13, 1929.

Wetonka, a small town eight miles east and eight miles south of Leola, lives up to the meaning of its name--friendly people. Started in 1906 when the Minneapolis and St. Louis railroad built a spur from Aberdeen through Wetonka to Leola; a depot, section house, three grain elevators, and two lumber and coal sheds were built.

Location of McPherson County South Dakota



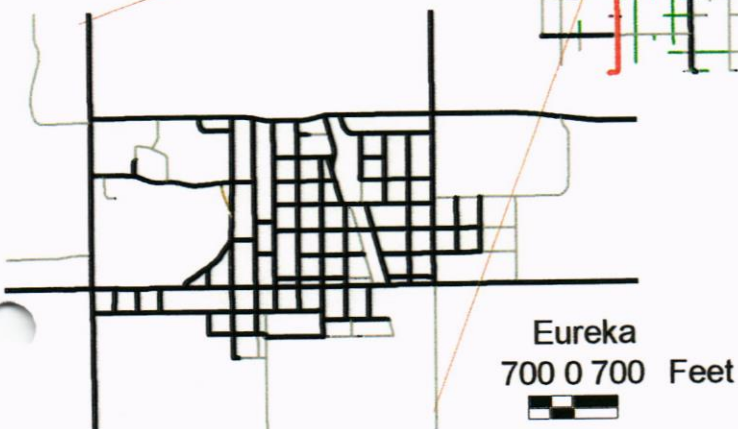
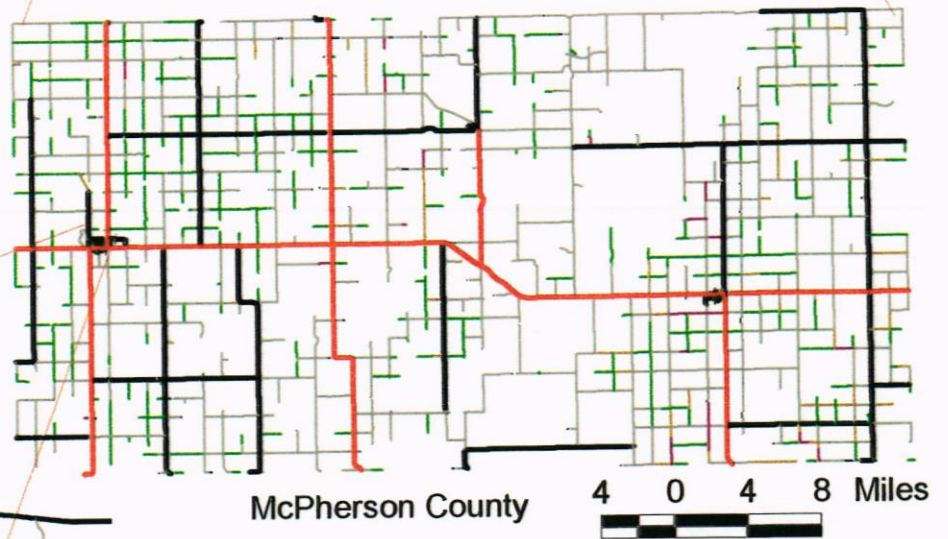
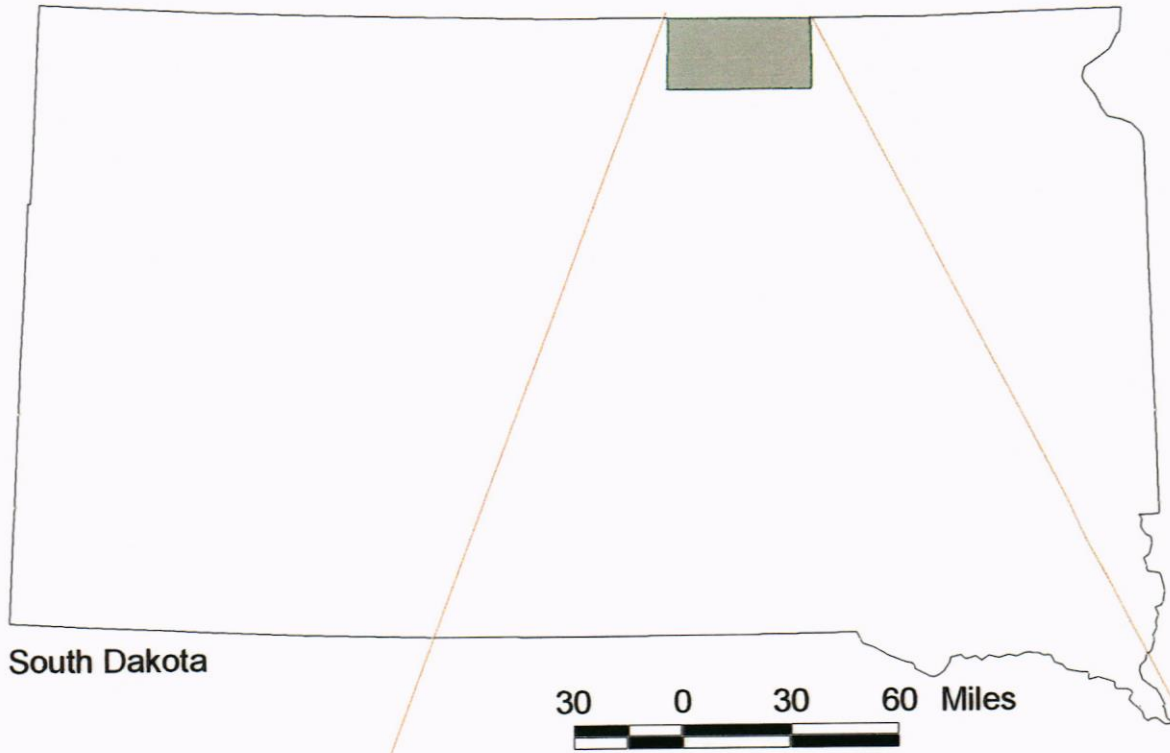
South Dakota 30 0 30 60 Miles



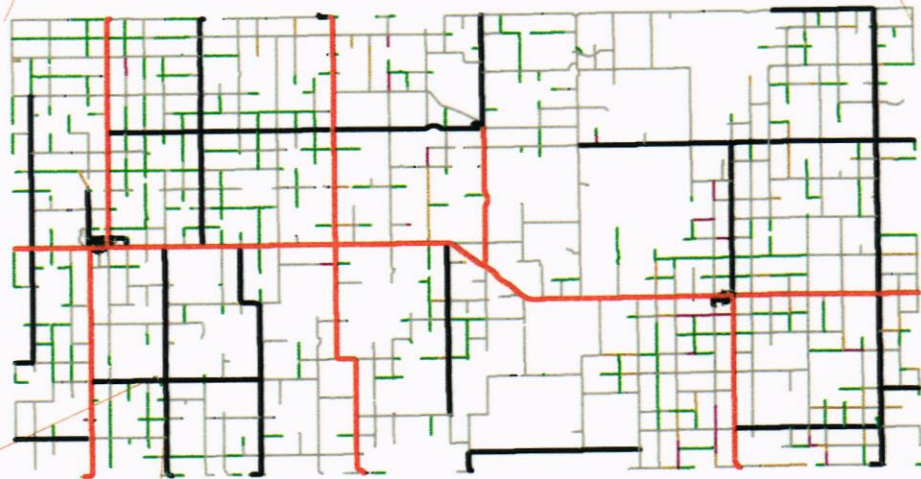
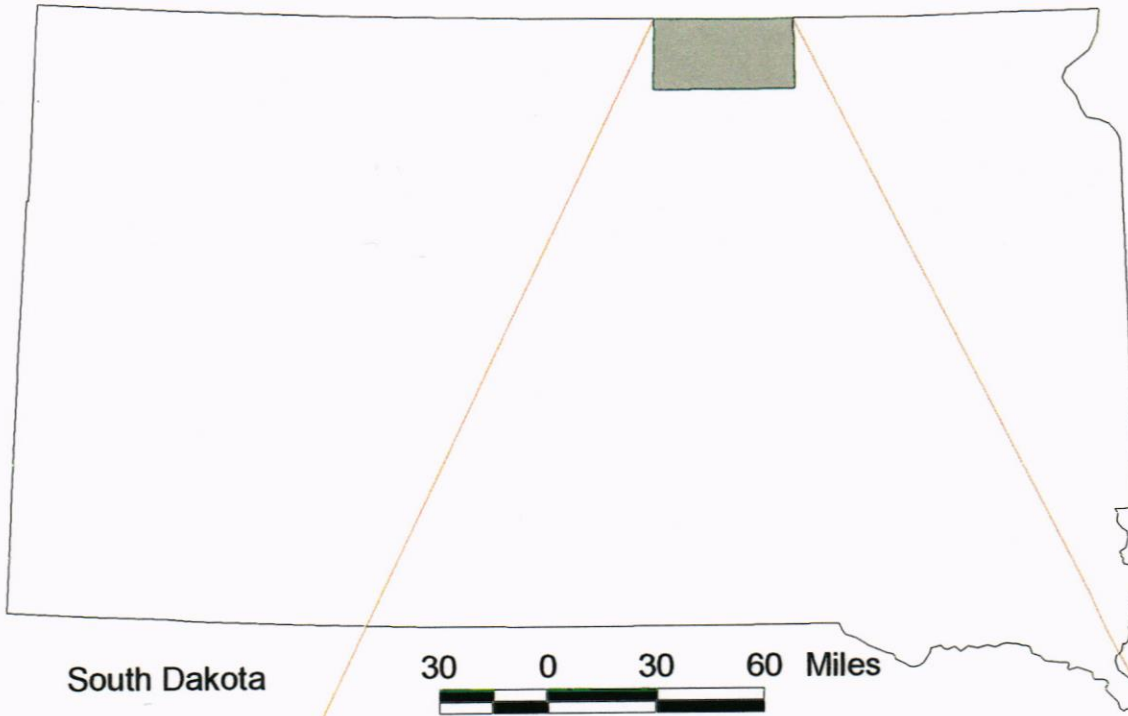
McPherson County 5 0 5 10 Miles



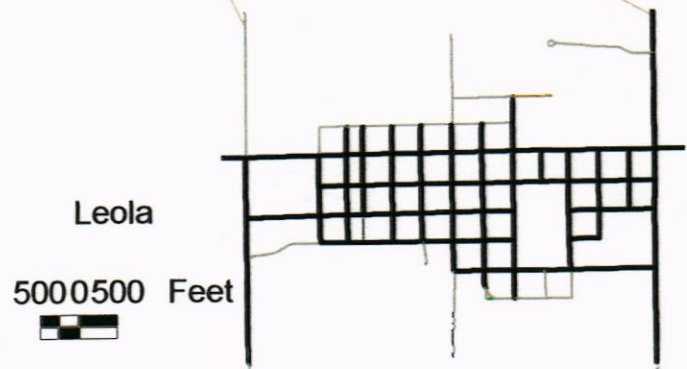
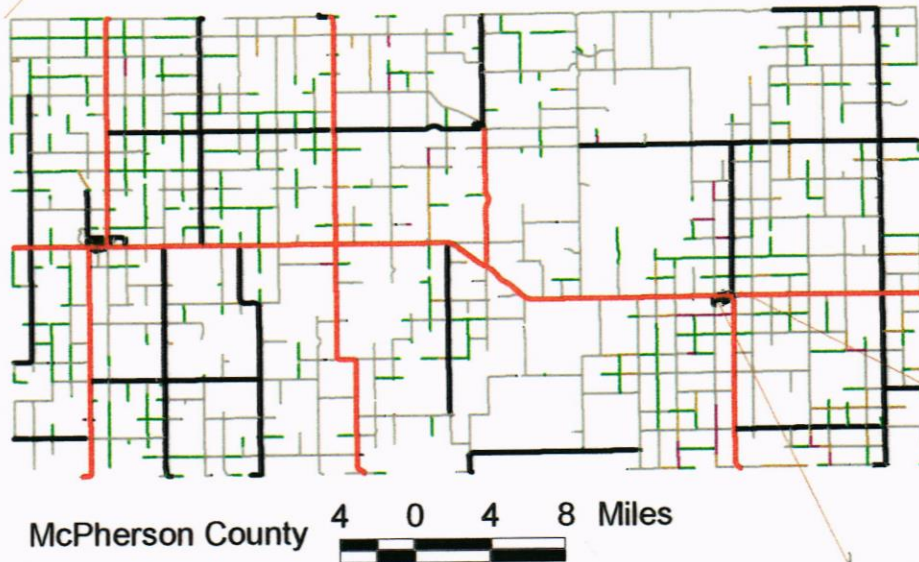
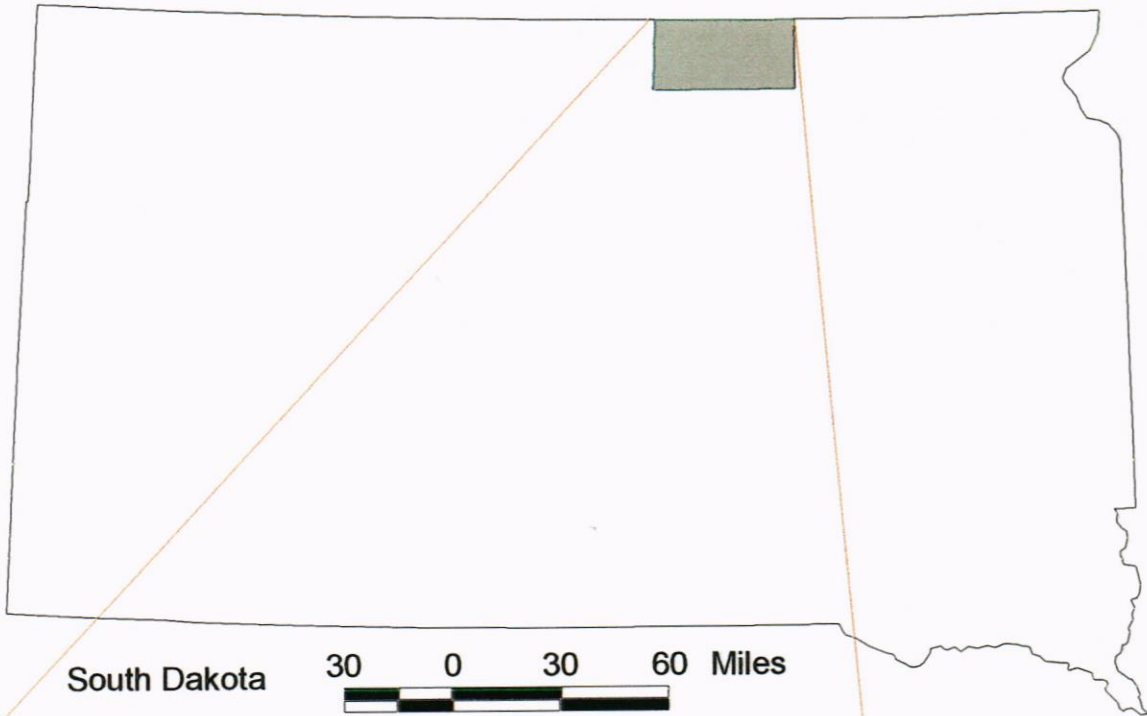
Location of Eureka South Dakota



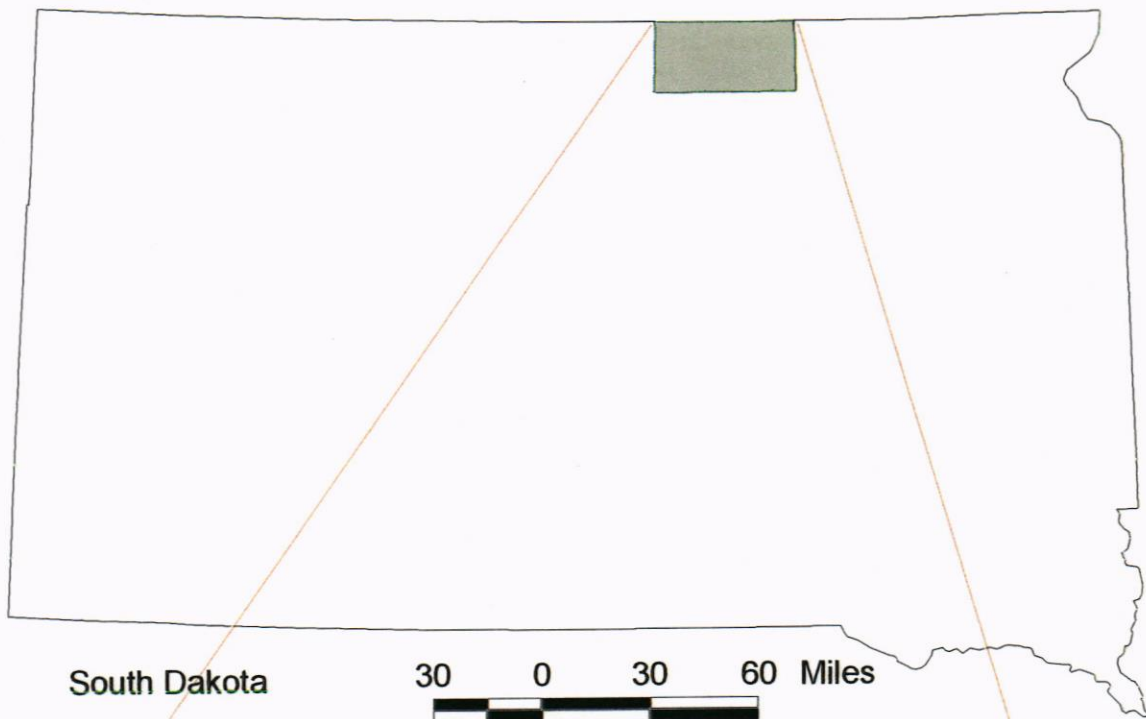
Location of Hillsvie South Dakota



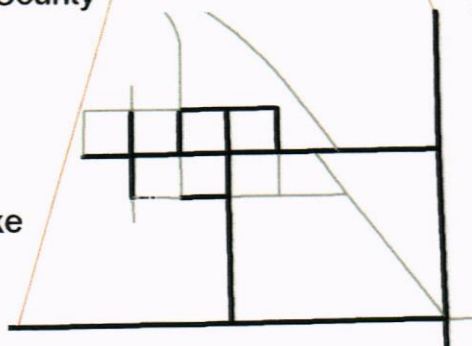
Location of Leola South Dakota



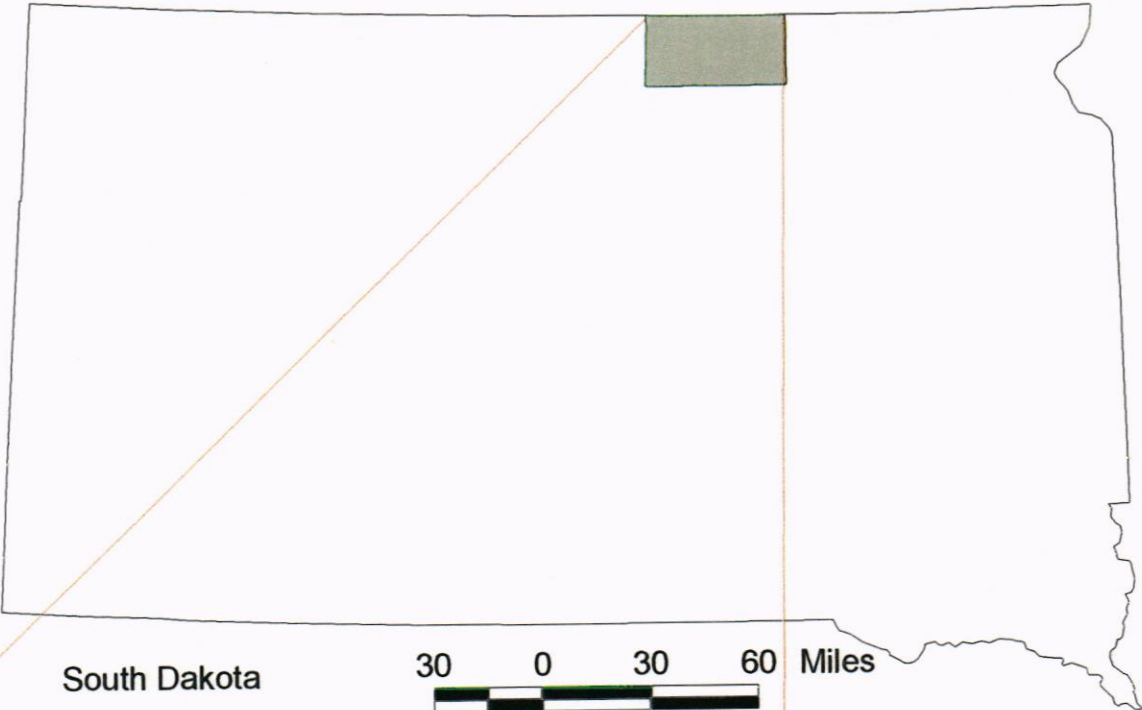
Location of Long Lake South Dakota



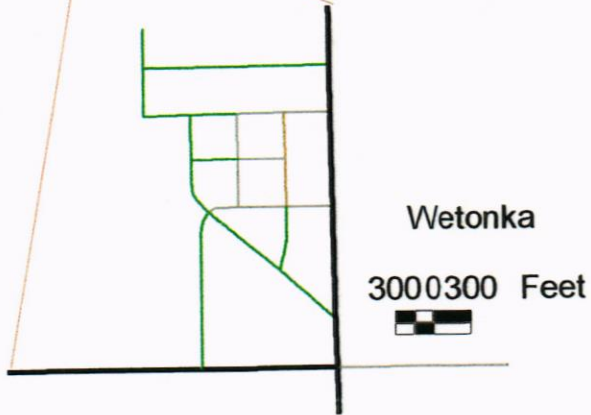
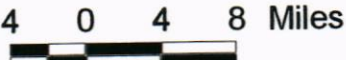
Long Lake



Location of Wetonka South Dakota



McPherson County



Wetonka

3000300 Feet

III. DEMOGRAPHIC CONDITIONS

1. GENERALLY.

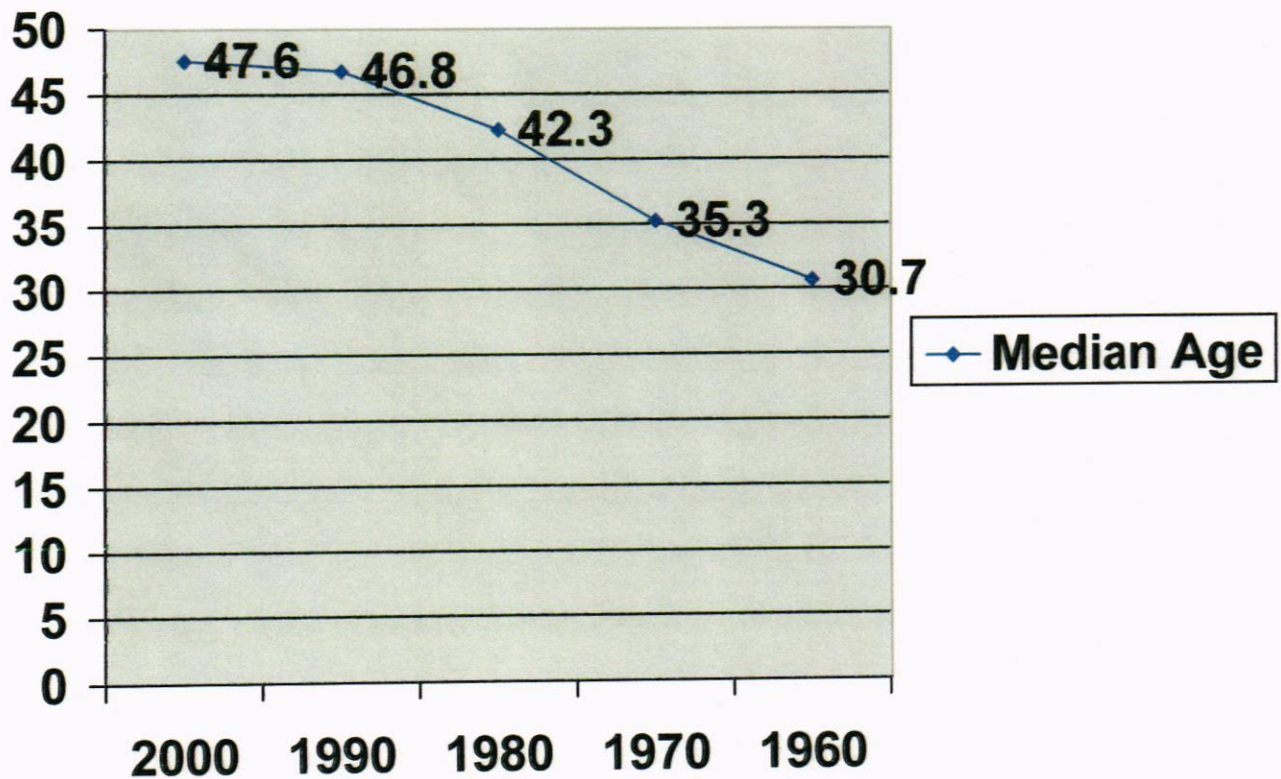
Table 1. Population History (source: US Census, 1920-2000)

<u>Year</u>	<u>Population</u>	<u>% Increase</u>
1970	5,002	
1980	4,027	-19.5%
1990	3,228	-19.8%
2000	2,904	-10.0%
Source: US Census		

Table 2. Current Demographic Statistics

	1990 Population	2000 Population	% Change	Median Age	* Family Income
McPherson County	3,228	2,904	-10.0%	47.6	\$15,345
Eureka	1,197	1,101	-8.0%	60.9	\$14,483
Hillsview	4	3	-25.0%	64.5	\$0.00
Leola	521	462	-11.3%	47.6	\$13,073
Wetonka	12	12	+/- 0.0%	49.0	\$35,625
Long Lake	64	58	-9.4%	48.0	\$11,875

(* statistics from the 1990 US Census)

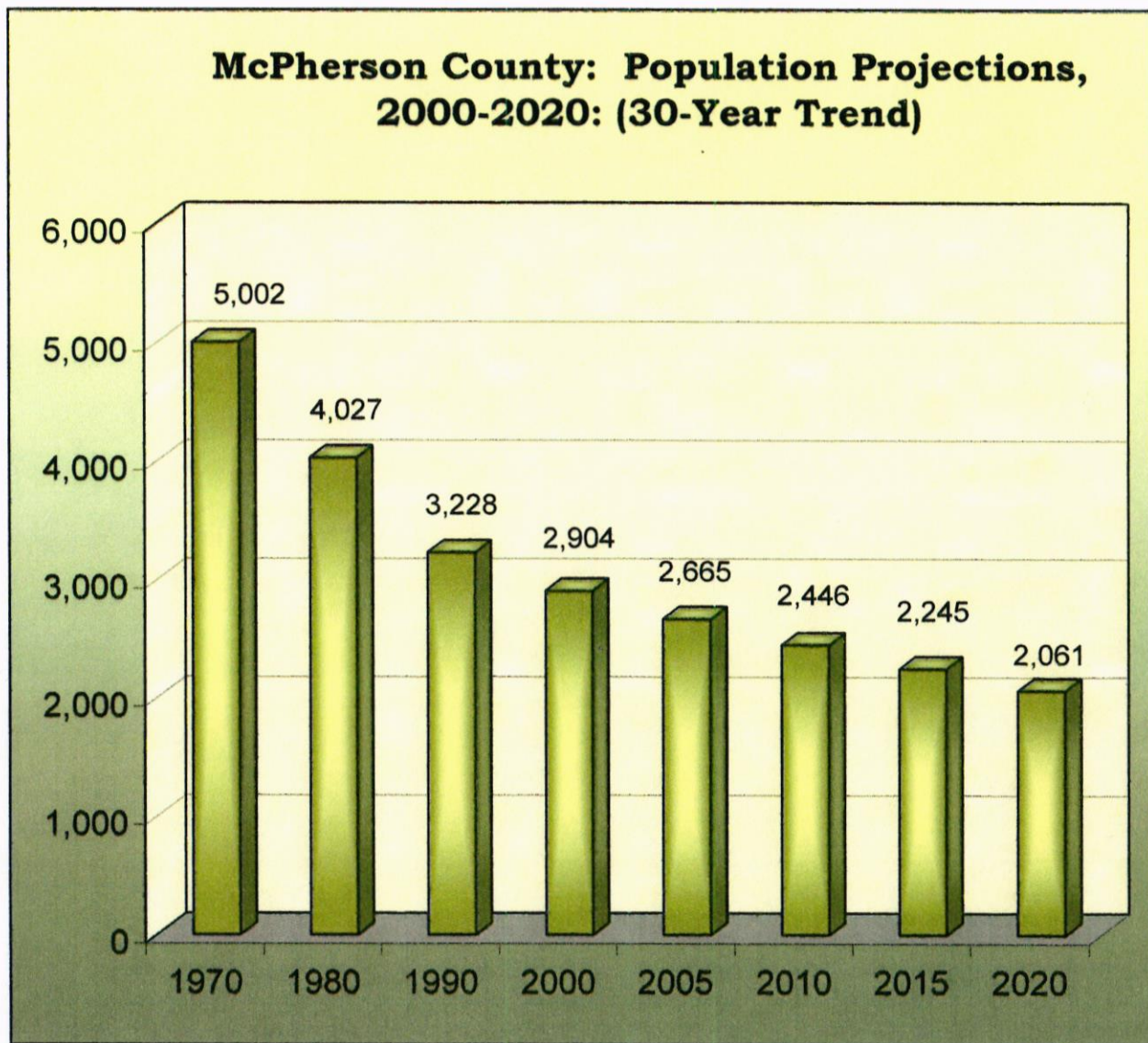


This line graph displays the median age of people that have live in McPherson County and have lived in the county over the past 50 years. As you can see by the graph the county has had a rise in the median age of its residents. This can be caused by the fact that less people are moving in the area.

2. POPULATION PROJECTIONS

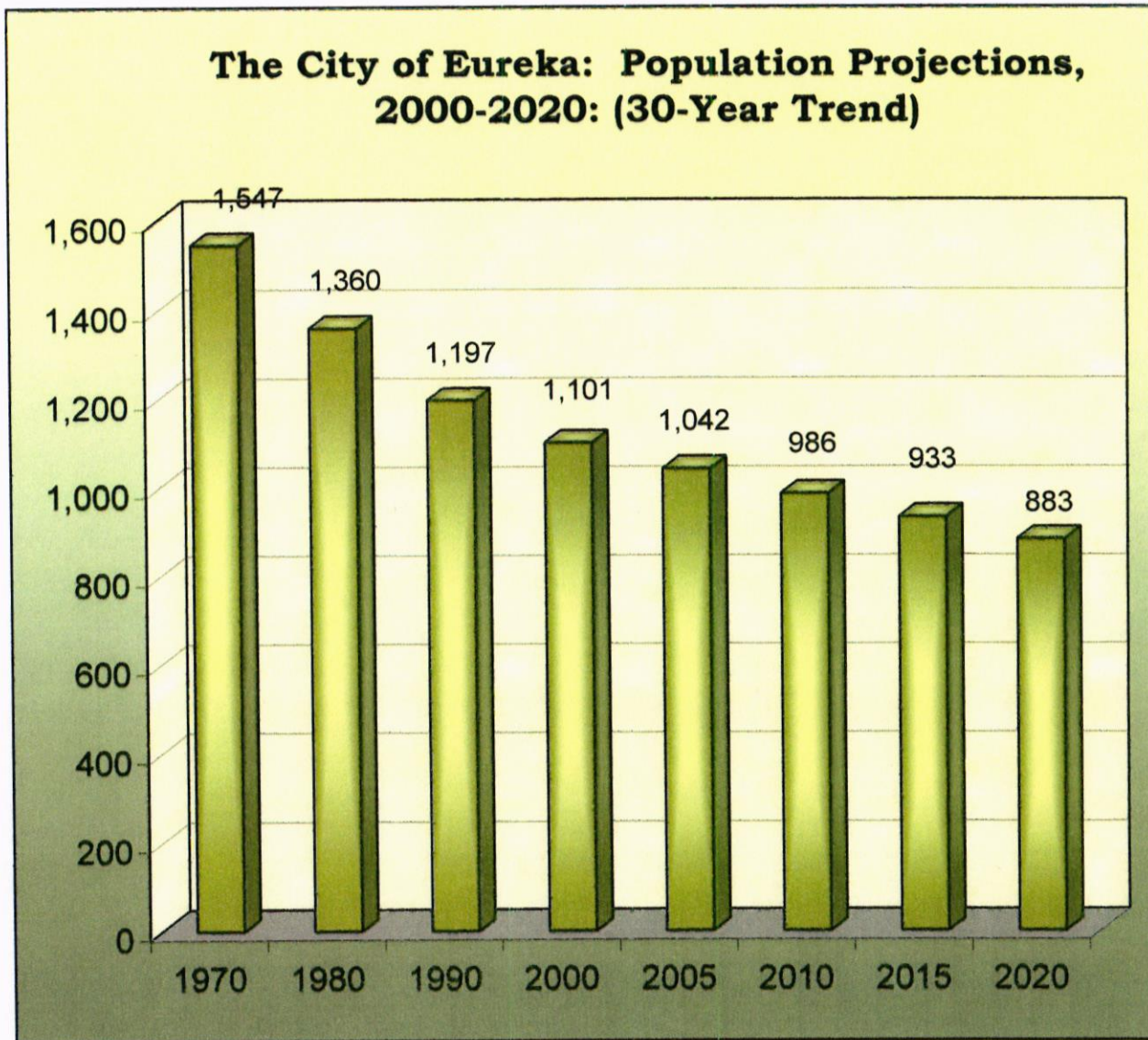
Based upon a conservative 20-year trend, a population projection through the study period indicates that McPherson County will have a population of 2,061 by the year 2020 (See page 13).

CALCULATIONS OF PROJECTIONS	STRAIGHT LINE Numeric Change
1970 Population	5,002
1980 Population	4,027
% Change 1970-1980	-19.5%
1980 Population	4,027
1990 Population	3,228
% Change 1980-1990	-19.8%
1990 Population	3,228
2000 Population	2,904
% Change 1990-2000	-10.0%
2000 Population	2,904
2005 Projected Population	2,665
% Change 2000-2005	-8.2%
2005 Projected Population	2,665
2010 Projected Population	2,446
% Change 2005-2010	-8.2%
2010 Projected Population	2,446
2015 Projected Population	2,245
% Change 2010-2015	-8.2%
2015 Projected Population	2,245
2020 Projected Population	2,061
% Change 2015-2020	-8.2%



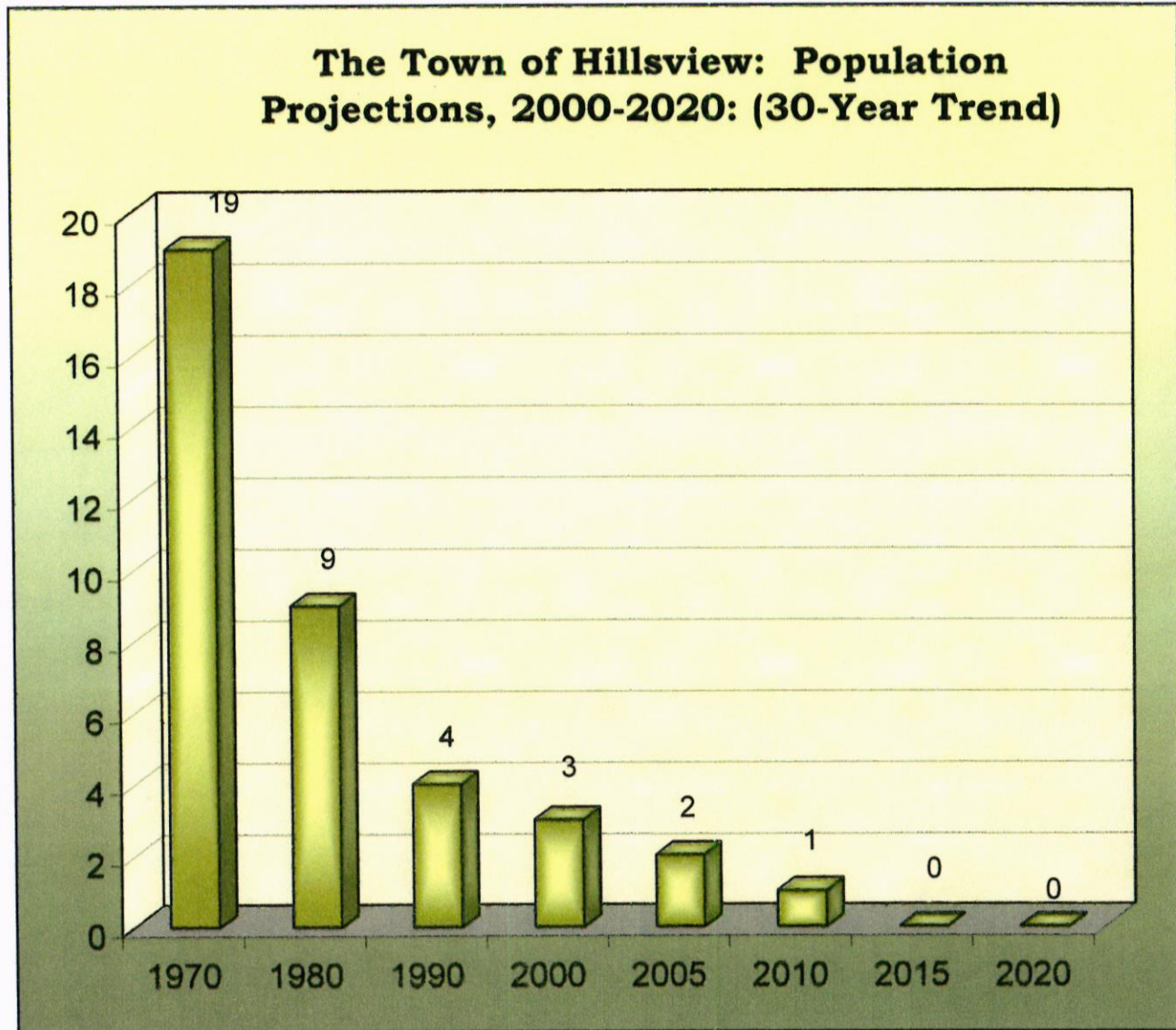
Source: US Census Bureau, 2000

CALCULATIONS OF PROJECTIONS	STRAIGHT LINE Numeric Change
1970 Population	1,547
1980 Population	1,360
% Change 1970-1980	-12.1%
1980 Population	1,360
1990 Population	1,197
% Change 1980-1990	-12.0%
1990 Population	1,197
2000 Population	1,101
% Change 1990-2000	-8.0%
2000 Population	1,101
2005 Projected Population	1,042
% Change 2000-2005	-5.4%
2005 Projected Population	1,042
2010 Projected Population	986
% Change 2005-2010	-5.4%
2010 Projected Population	986
2015 Projected Population	933
% Change 2010-2015	-5.4%
2015 Projected Population	933
2020 Projected Population	883
% Change 2015-2020	-5.4%



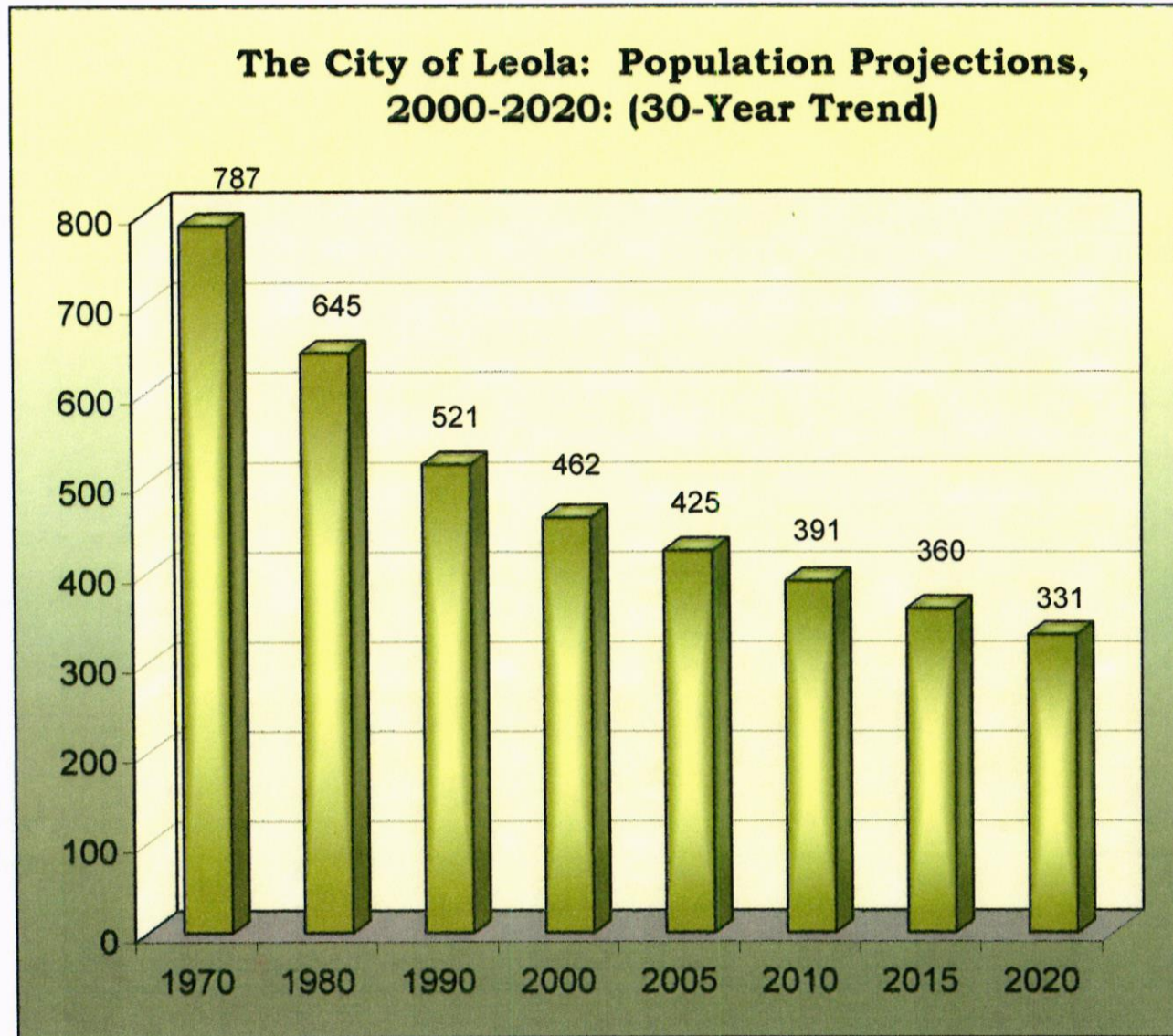
Source: US Census Bureau, 2000

CALCULATIONS OF PROJECTIONS	STRAIGHT LINE Numeric Change
1970 Population	19
1980 Population	9
% Change 1970-1980	-52.6%
1980 Population	9
1990 Population	4
% Change 1980-1990	-55.6%
1990 Population	4
2000 Population	3
% Change 1990-2000	-25.0%
2000 Population	3
2005 Projected Population	2
% Change 2000-2005	-33.3%
2005 Projected Population	2
2010 Projected Population	1
% Change 2005-2010	-50.0%
2010 Projected Population	1
2015 Projected Population	0
% Change 2010-2015	-100.0%
2015 Projected Population	0
2020 Projected Population	0
% Change 2015-2020	#DIV/0!



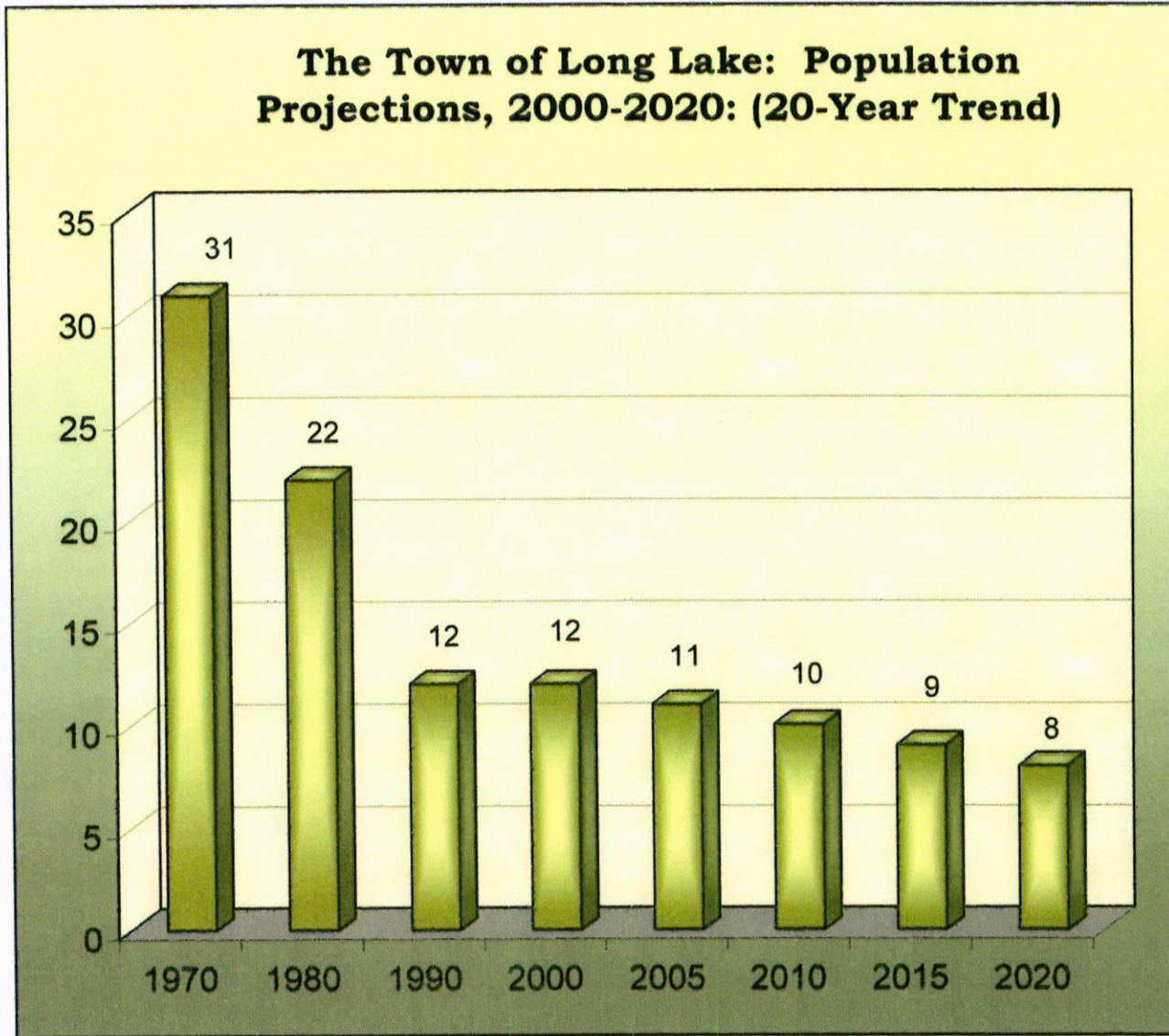
Source: US Census Bureau, 2000

CALCULATIONS OF PROJECTIONS	STRAIGHT LINE Numeric Change
1970 Population	787
1980 Population	645
% Change 1970-1980	-18.0%
1980 Population	645
1990 Population	521
% Change 1980-1990	-19.2%
1990 Population	521
2000 Population	462
% Change 1990-2000	-11.3%
2000 Population	462
2005 Projected Population	425
% Change 2000-2005	-8.0%
2005 Projected Population	425
2010 Projected Population	391
% Change 2005-2010	-8.0%
2010 Projected Population	391
2015 Projected Population	360
% Change 2010-2015	-7.9%
2015 Projected Population	360
2020 Projected Population	331
% Change 2015-2020	-8.1%



Source: US Census, 2000

CALCULATIONS OF PROJECTIONS	STRAIGHT LINE Numeric Change
1970 Population	31
1980 Population	22
% Change 1970-1980	-29.0%
1980 Population	22
1990 Population	12
% Change 1980-1990	-45.5%
1990 Population	12
2000 Population	12
% Change 1990-2000	0.0%
2000 Population	12
2005 Projected Population	11
% Change 2000-2005	-8.3%
2005 Projected Population	11
2010 Projected Population	10
% Change 2005-2010	-9.1%
2010 Projected Population	10
2015 Projected Population	9
% Change 2010-2015	-10.0%
2015 Projected Population	9
2020 Projected Population	8
% Change 2015-2020	-11.1%



Source: US Census Bureau, 2000