

Codington County Planning Commission/Board of Adjustment Minutes

June 18, 2018

The Codington County Planning Commission/Board of Adjustment met for their monthly meeting on June 18, 2018 at the Codington County Extension Complex. Members of the Planning Commission/Board of Adjustment present were: Myron Johnson, Brenda Hanten, Mel Ries, Mark O'Neill, Rodney Klatt, Bob Fox, and Luke Muller (Planner at First District Association of Local Governments/ Codington County Zoning Officer).

Others present were Randall Chilson, Jeff DeVille, and Becky Goens.

Bob Fox brought the Board of Adjustment meeting to order at 7:50 pm.

Motion by Johnson, second by Hanten, to approve the May 21, 2018 meeting minutes. Motion passed unanimously.

Motion by Hanten, second by Ries, to approve the agenda as published.

Muller reviewed the Articles of By-Laws for Codington County Board of Adjustment as presented. Motion by Johnson, second by Klatt, to approve the Articles of By-Laws. Motion passed unanimously.

Motion by Hanten, second by Klatt, to approve the Existing Farmstead Exemption and Lot Width variances as requested by Randall Chilson. Property is located in an 8-acre parcel in E1/2 of SE1/4 in Section 2-T119N-R55W, to be known upon platting as Chilson Homestead Addition in E1/2 of SE1/4, Section 2-T119N-R55W. Muller reviewed Staff Report (attached). Motion passed unanimously.

Motion by Hanten, second by Ries, to adjourn the Board of Adjustment meeting at 8:22 pm. Motion passed unanimously.

Bob Fox brought the meeting of the Codington County Planning Commission to order at 8:22 pm.

Motion by O'Neill, second by Ries, to approve the agenda as published.

Motion by Klatt, second by Rossow, to recommend approval to the Board of County Commissioners the Plat of Chilson Homestead Addition in the East Half of the Southeast Quarter of Section 2-T119N-R55W. Motion passed unanimously.

Motion by Ries, second by Klatt, to recommend approval to the Board of County Commissioners the Plat of Rieffenberger Second Addition located in the Northeast Quarter of Section 27-T117N-R52W. Motion passed unanimously.

Motion to adjourn by Hanten, second by Ries. Motion passed unanimously. Meeting adjourned at 8:55 p.m.

Respectfully Submitted,

Becky Goens, Secretary

**JUNE 2018  
CODINGTON COUNTY PLANNING COMMISSION/BOARD OF ADJUSTMENT  
STAFF REPORT**

**MONDAY – JUNE 18, 2018 – 7:30 p.m.**

**CODINGTON COUNTY BOARD OF ADJUSTMENT**

**ITEM #1 (2) VARIANCES**

**Applicant/Owner: Randall Chilson**

**Property Description:** an 8-acre parcel in E1/2 of SE1/4, Section 2-T119N-R55W, Codington County, South Dakota, to be known upon platting as Chilson Homestead Addition in E1/2 of SE1/4, Section 2-T119N-R55W. (Eden Township)

**Action Items – Variances – Minimum lot size/Existing farmstead exemption (3.04.03.7.b), minimum lot width (3.04.03.2).**

**Zoning Designation:** Agricultural

**Request:** The applicant seeks variances from the minimum lot width, minimum lot area (by virtue of existing farmstead exemption), to retain building rights on property with an existing farmstead.

**History/Issue(s):**

1. Mr. Chilson seeks refinance this portion of the “80”.
2. The property was used as a base for farming operations prior to 1976 and has been lived in within the last 50 years.
3. Codington County’s Zoning Ordinance does allow for variance from the 35 acre-minimum lot requirement if the lot is determined to be an existing farmstead which contains at least five acres and thereby affording building rights.
4. The parcel contains an existing farmstead as defined by the Codington County Zoning Ordinance.
5. Staff recommendation (**Variance**) –**Existing Farmstead Exemption and variance to Minimum Lot Width-** Approve request because 1) The lot does contain at least five acres which meets the terms of the Ordinance. 2) The Zoning Officer after review of records and site-visit has determined that this parcel was used as an existing farmstead/residential site prior to October 26, 1976. If approved it should be done so on the condition that the applicant plat a lot of at least five (5) acres in accordance with the Codington County Subdivision Ordinance prior to the issuance of any building permit for a new house.

**CODINGTON COUNTY PLANNING COMMISSION**

**ISSUE #1 PLAT**

**Applicant/Property Owners: Randall Chilson**

**Property Description:** Plat of Chilson Homestead Addition in the East Half of the Southeast Quarter of Section 2-T119N-R55W, in the County of Codington, South Dakota. (Eden Township)

**Zoning Designation:** A-Agricultural District

**Request:** Plat an 8 acre parcel at the site of an existing farmstead as required as a condition of variance.

**ISSUE #2 PLAT**

**Applicant/Property Owners:** Roger and Dianne Aadland; Alton and Tamara Koistenen

**Property Description:** Plat of Rieffenberger Second Addition Located in the Northeast Quarter of Section 27-T117N-R52W, in the County of Codington, South Dakota. (Elmira Township)

**Zoning Designation:** RR-Rural Residential District

**Request:** Replat the cul-de-sac on 12<sup>th</sup> Avenue North from a 140' square to a 50' Radius bulb. The remaining former right of way is split into private property.

**ISSUE #3 OPEN/STAFF REPORT**

**ISSUE #4 EXECUTIVE SESSION**