

**NOVEMBER 2018  
CODINGTON COUNTY/CITY OF WATERTOWN  
JOINT PLANNING COMMISSION/ JOINT BOARD OF ADJUSTMENT  
CODINGTON COUNTY  
PLANNING COMMISSION/BOARD OF ADJUSTMENT  
STAFF REPORT**

**MONDAY – NOVEMBER 19, 2018 – 9:00 a.m.**

**CODINGTON COUNTY/CITY OF WATERTOWN JOINT BOARD OF ADJUSTMENT**

**ITEM #1 (2) VARIANCES**

**Applicant/Owner:** Janelle Olson along with and behalf of Randall Birchall and Rebecca Hinton

**Property Description:** NW1/4 less RR right-of-way, Section 14-T116N-R53W, Codington County, South Dakota, to be known upon platting as The Birchall Place Addition in NW1/4 of Section 14-T116N-R53W. (Pelican 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. The applicant seeks to split the farmsite from the farmland.
2. The property was used as a base for farming operations prior to 1976 and has remained lived in.
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. Based upon site visit and review of department of equalization records it appears this site meets the definition of an existing farmstead.
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 anecdotal information, records and site-visit has determined that this parcel is under contiguous ownership of an existing farmstead/residential site prior to November 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.

**ISSUE #2 OPEN/ADMINISTRATIVE REPORT**

- **Albee permit update**
- **Cordell letter/correspondence**

## CODINGTON COUNTY BOARD OF ADJUSTMENT

### ITEM #1 (2) VARIANCES

**Applicant:** Brad Russell

**Owner:** Douglas Cook

**Property Description:** W1/2 of NW1/4, Section 32-T116N-R52W, Codington County, South Dakota. (Sheridan Township)

**Action Items – Variances – 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. Russel seeks to purchase a 660' x 2,640' (40 acre) parcel from Mr. Cook
2. The minimum lot width of the ordinance is 1,300'.
  - a. Lot Width is measured 100' from the right-of-way
3. The ordinance allows an exception for a lot adjacent to a paved county road to be the exact dimensions proposed here with support from the County Highway Superintendent.
  - a. The Board has granted variance to allow lots less than 1,300' feet in width adjacent to all roads with approval by the road authority; provided the lot contains at least 35 acres.
  - b. The applicant submitted a statement of support by 3 (Sheridan) Township Board Supervisors.
4. Staff recommendation (**Variance**) – **Variance to Minimum Lot Width**- Approve request because the intent of the minimum lot requirement may still be met due to the overall lot size, and due to the history of the Board approving similar requests where the applicable road authority does not object/approves.

## **CODINGTON COUNTY PLANNING COMMISSION**

### **ISSUE #1 PLAT**

**Applicant/Property Owners:** Janelle Olson along with and behalf of Randall Birchall and Rebecca Hinton

**Property Description:** NW1/4 less RR right-of-way, Section 14-T116N-R53W, Codington County, South Dakota, to be known upon platting as The Birchall Place Addition in NW1/4 of Section 14-T116N-R53W. (Pelican Township)

**Zoning Designation:** A-Agricultural District

**Request:** Plat two lots: a 10 acre lot at the site of the existing farmstead granted earlier this meeting; and a 9 acre lot not intended for building purposes and the applicant understands that it may only receive building permits if owned in conjunction with the farmstead lot or contains a combination of property of at least 35 acres.

### **ISSUE #2 OPEN/STAFF REPORT**

### **ISSUE #3 EXECUTIVE SESSION**