

Codington County Planning Commission/Board of Adjustment Minutes

November 19, 2018

The Codington County Planning Commission/Board of Adjustment met for their monthly meeting on November 19, 2018 at the Codington County Extension Complex. Members of the Planning Commission/Board of Adjustment present were: Myron Johnson, Mel Ries, Brenda Hanten, Mark O'Neill, Charles Rossow, Rodney Klatt, Bob Fox, and Luke Muller (Planner at First District Association of Local Governments/Codington County Zoning Officer).

Others present were Brad Russell, Elaine Ries, Janelle Olson, Doreen Hoium, Jeff DeVille, Ralph Miller, Douglas Cook, Shawna Constant, Karna Swenson, and Becky Goens.

Bob Fox brought the Board of Adjustment and Planning Commission meeting to order at 9:34 am.

Motion by Hanten, second by Ries, to approve the October 15, 2018 meeting minutes. Motion passed unanimously.

Motion by Johnson, second by Ries, to approve the agenda. Motion passed unanimously.

Motion by Ries, second by Rossow, to recess as the Planning Commission and convene as Board of Adjustment. Motion passed unanimously.

Motion by Hanten, second by Ries, to approve the minimum lot width variance request made by Brad Russell. Property is owned by Douglas Cook and located in W1/2 of NW1/4, Section 32-T116N-R52W. Muller reviewed Staff Report (attached). Construction is proposed on the East side of the lot near the existing approach. Chairman Fox read the Findings of Fact. Motion passed unanimously.

Motion by Rossow, second by Hanten, to adjourn the Board of Adjustment meeting at 9:50 am to reconvene as Planning Commission.

Motion by Ries, second by Klatt, to recommend approval to the Board of County Commissioners the Plat of The Birchall Place Addition located in NW1/4 of Section 14-T116N-R53W. This plat would consist of two lots in which Lot 1 will retain residential building rights. Staff recommends a Letter of Assurance accompany this plat stating Lot 2 does not contain a residential building right unless an additional parcel is purchased containing a minimum of 35 acres. Motion passed unanimously.

Motion to adjourn by Johnson, second by Ries. Motion passed unanimously. Meeting adjourned at 10:10 am.

Respectfully Submitted,

Becky Goens, Secretary

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

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. Russell 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