

Codington County/City of Watertown
Joint Planning Commission/Joint Board of Adjustment Minutes

January 22, 2019

The Codington County/City of Watertown Joint Planning Commission/Board of Adjustment met on January 22, 2019 at the Codington County Extension Complex. Members of the Joint Planning Commission/Board of Adjustment present were: Blake Dahle, Mark O'Neill, Brenda Hanten, Bob Fox, and Luke Muller (Planner at First District Association of Local Governments/Codington County Zoning Officer).

Others present were Judy Swanson, Calvin Engels, Terry Little, Steve Wishard, Rita Wishard, Jeff DeVille, Charles Rossow, Myron Johnson, Mel Ries, Rodney Klatt, and Becky Goens. Board member Mark Stein was absent.

Bob Fox brought the meeting of the Joint Board of Adjustment to order at 12:32 pm.

Motion by Hanten, second by Dahle, to approve the minutes of the December 17, 2018 meeting. Motion passed unanimously.

Muller asked for nominations for Chairperson. Motion by Hanten, second by O'Neill, to nominate Bob Fox. No other nominations. Motion cast for unanimous ballot by Hanten, second by O'Neill. Motion passed unanimously.

Muller asked for nominations for Vice Chairperson. Motion by Fox, second by Hanten, to nominate Blake Dahle. No other nominations. Motion cast for unanimous ballot by Fox, second by Hanten. Motion passed unanimously.

Motion by Hanten, second by Dahle, to approve the agenda. Motion passed unanimously.

Motion by Hanten, second by Dahle, to approve two variance requests made by Viola Engels for an Existing Farmstead Exemption and Minimum Lot Width. Property is located on a 12 acre parcel in a portion of a 90+ tract to be known as Viola Engels Addition in the SE1/4, Section 18-T117N-R53W. Muller reviewed Staff Report (attached). Staff did not recommend the condition of annexation as public utilities is already located in the road in front of this property. Motion passed unanimously.

Motion by Hanten, second by Dahle, to adjourn. Motion passed unanimously. Meeting was adjourned at 12:41 pm.

Respectfully Submitted,

Becky Goens

**JANUARY 2019
CODINGTON COUNTY/CITY OF WATERTOWN
JOINT BOARD OF ADJUSTMENT STAFF REPORT**

ITEM #1 (2) VARIANCES

Applicant/Owner: Viola Engels

Property Description: 12-acre parcel in a portion of a 90+ tract to be known as Viola Engels Addition in the SE1/4, Section 18-T117N-R53W, Codington County, South Dakota. (Lake 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 farmstead 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.