

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

July 15, 2019

The Codington County/City of Watertown Joint Planning Commission/Board of Adjustment met on July 15, 2019 at the Codington County Extension Complex. Members of the Joint Planning Commission/Board of Adjustment present were: Blake Dahle, Mark Stein, Mark O'Neill, Bob Fox, and Luke Muller (Planner at First District Association of Local Governments/ Codington County Zoning Officer).

Others present were Jeff DeVille, Bob Fox, Kevin Theisen, Rebecca Theisen, Chuck Andrews, Tom Dagel, Mel Ries, Rodney Klatt, Charles Rossow, and Becky Goens.

Bob Fox brought the meeting of the Joint Board of Adjustment to order at 7:30 pm.

Motion by O'Neill, second by Dahle, to approve the minutes of the May 20, 2019 meeting. Motion passed unanimously.

Motion by Johnson, second by O'Neill, to approve the agenda. Motion passed unanimously.

Board member Brenda Hanten was unable to attend. Alternate Myron Johnson resided in her absence.

Motion by Stein, second by O'Neill, to approve the variance request by Kevin and Rebecca Theisen to construct a new residence while temporarily residing in the existing residence. Property is located at The Birchall Place Addition, Lot 1, NW1/4, Section 14-T116N-R53W. If approved, applicant will be required to sign a Letter of Assurance agreeing to remove the existing residential structure within one year of taking occupancy of the new home. A letter of support was emailed to staff from the previous owners who are also adjoining landowners and read by Staff. Public hearing closed. Motion passed unanimously.

Muller reminded the board of a farmstead exemption previously granted by this board whereas the property was being contested by family members. Current owners have been reminded to plat this property now that the legal process has been complete.

Motion by Dahle, second by Stein, to enter into Executive Session. Motion by Dahle, second by Stein, to adjourn Executive Session. Motion passed unanimously.

Motion by Stein, second by Dahle, to adjourn. Motion passed unanimously. Meeting was adjourned at 7:50 pm.

Respectfully Submitted,

Becky Goens

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

ITEM #1 VARIANCE

Applicant/Owner: Kevin and Rebecca Theisen

Property Description The Birchall Place Addition, Lot 1, NW1/4, Section 14-T116N-R53W, Codington County, South Dakota. (Pelican Township)

Action Item – Variance – more than one principal structure per lot (5.20)

Zoning Designation: A – Agricultural District

Request: The Theisen's seek to construct a new home while keeping their existing home on site until construction is complete.

History/Issue(s):

1. The Theisen's recently purchased the above property
2. They propose to remove the existing house and build a new house.
3. Regarding the second home, the zoning ordinance specifies that only one principal structure (in this case, a house) can be located on a single lot.
4. In the past, the (County) Board has granted variance to temporarily allow more than one residence on a site provided the applicant agree to remove the existing house. Historically, one of the two houses has been required to be removed within one year of occupying the new residence.
5. Staff recommendation – **Variance to temporarily allow two principal structures on the same lot**- Staff recommends approval of the variance for 2 principal structures subject to the applicant signing a letter of assurance agreeing to remove the existing residential structure from the above-described parcel within one year of taking occupancy of the new home.

ITEM #2 ADMINISTRATIVE REPORT

- Morrow Existing Farmstead
- Albee Permit