

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

October 21, 2019

The Codington County/City of Watertown Joint Planning Commission/Board of Adjustment met on October 21, 2019 at the Codington County Extension Complex. Members of the Joint Planning Commission/Board of Adjustment present were: Brenda Hanten, 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 Amber Christenson, Linda Lindgren, Jarod Mather, Jessica Fox, Mark Fox, Duane Torgerson, Gary Kliegel, Rodney Klatt, Charles Rossow, Mel Ries, Myron Johnson, Kyle Braun, Phillip Barrow, and Becky Goens.

Board member Blake Dahle was unable to attend. Alternate Liam Culhane resided in his absence.

Bob Fox brought the meeting of the Joint Board of Adjustment to order at 8:32 am.

Motion by Hanten, second by Culhane to approve the minutes of the September 23, 2019 meeting. Motion passed unanimously.

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

Motion by Hanten, second by Culhane to approve the variance request by Jessica Fox for an existing farmstead exemption. Property is owned by Mark Fox/Fox Angus Farm and located on a 5-acre portion of SE1/4, Section 35-T117N-R52W, to be known on platting as J&J Mather Addition. Muller read Staff Report (attached). No one was present to speak on this variance. Public hearing closed. Motion passed unanimously.

Chairman Fox read the Findings of Fact for Michael Alama's Conditional Use Permit that was granted at the September 23, 2019 meeting. There were no questions or objections.

Motion by Culhane, second by Hanten, to adjourn. Motion passed unanimously. Meeting was adjourned at 8:43 am.

Respectfully Submitted,

Becky Goens

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

ITEM #1 (2) VARIANCES

Applicant: Jessica Fox / Owner: Mark Fox

Property Description: 5-acre portion of SE1/4 of Section 35-T117N-R52W, Codington County, South Dakota, to be known on platting as J&J Mather Addition. (Elmira Township)

Latitude/Longitude: 44.890259° / -97.026757°

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 a portion of the farmstead from the rest of the farmsite as a residence on the farm.
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.