

Codington County/City of Watertown
Joint Planning Commission/Joint Board of Adjustment Minutes
December 16, 2019

The Codington County/City of Watertown Joint Planning Commission/Board of Adjustment met on December 16, 2019 at the Codington County Extension Complex. Members of the Joint Planning Commission/Board of Adjustment present were: Blake Dahle, 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, Terrence Pellman, Al Robish, Tom Nealon, Miles Schumacher, Vince Foley, Tyler Wilhelm, Charles Rossow, Myron Johnson, Mel Ries, Rodney Klatt, and Becky Goens.

Bob Fox brought the meeting of the Joint Board of Adjustment to order at 9:00 am.

Motion by Hanten, second by Dahle to approve the minutes of the October 10, 2019 meeting. Motion passed unanimously.

Motion by Hanten, second by Dahle to approve the minutes of the October 21, 2019 meeting. Motion passed unanimously.

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

Motion by Hanten, second by Stein, to approve the two variance requests made by Vincent Foley on his property located at S653' of E1355' of N1/2 of NE1/4, Section 16-T117N-R52W. The requests are variances for an existing farmstead and minimum lot width. Muller reviewed Staff Report (attached). Motion passed unanimously.

Year-end reports will be mailed to board members.

Motion by Stein, second by Hanten, to adjourn. Motion passed unanimously. Meeting was adjourned at 9:08 am.

Respectfully Submitted,

Becky Goens

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

ITEM #1 (2) VARIANCES

Applicant/Owner: Vincent and Patricia Foley

Property Description: S653' of E1355' of N1/2 of NE1/4, Section 16-T117N-R52W, Codington County, South Dakota. (Elmira Township)

Latitude/Longitude: 44.944956° / -97.065944°

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 retain building rights at the site of a farmstead which had been previously split from the remainder of 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. Since the building site has been split in a manner described in the Comprehensive Land Use Plan, there is no requirement to plat the property unless it is further subdivided.