

**OCTOBER 2021  
CODINGTON COUNTY PLANNING COMMISSION/BOARD OF ADJUSTMENT STAFF REPORT**

**MONDAY – OCTOBER 18, 2021 – 7:30 p.m.**

**CODINGTON COUNTY BOARD OF ADJUSTMENT**

**ITEM #1 VARIANCE**

**Owner/Applicant: Michael and Karen Mack**

**Property Description** S780' of W500' and E775' of W1,275' of S795' & E600' of W1,875' of S820' & N520' of S820' of E60' of W1,935' all in the N1/2 of NW1/4, Section 33-T117N-R51W. (Kranzburg (N) Township)

**Action Item – Variance – Lot Width (3.04.03.2)**

**Zoning Designation:** Agricultural District

**Request:** The Mack's seek to build on a 35-acre lot with less than 1,300' in width.

**History/Issue(s):**

1. The Mack's purchased the above 35.1 acre lot from the Sturm's (Karen's parents) with the intent to build a house.
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 2 (Kranzburg) 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: Matt Kranz**

**Property Description:** Plat of Nick and Matt Kranz Pasture Addition in the Northwest Quarter of the Northwest Quarter of Section 15-T116N-R52W, in the County of Codington, South Dakota. (Sheridan Township)

**Zoning Designation:** A-Agricultural District

**Request:** Plat an irregularly shaped 76.37 acre tract of farmland to be transferred. This is a buildable site according to the zoning ordinance, but is located in the area of joint plat authority.

**ISSUE #2 OPEN/STAFF REPORT**

**ISSUE #3 EXECUTIVE SESSION**