

Codington County Planning Commission/Board of Adjustment Minutes

October 18, 2021

The Codington County Planning Commission/Board of Adjustment met for their monthly meeting on October 18, 2021 via teleconference and at the Codington County Extension Complex. Members of the Planning Commission/Board of Adjustment present were: Myron Johnson, Brenda Hanten, Mel Ries, Mark O'Neill, Bob Fox, Alex Kahnke, and Luke Muller (Planner at First District Association of Local Governments/Codington County Zoning Officer).

Others present were Michael Mack and Becky Goens.

Vice Chairman O'Neill brought the Board of Adjustment and Planning Commission meeting to order at 7:33 pm.

Motion by Johnson, second by Hanten, to approve the September 20, 2021 meeting minutes. Motion passed unanimously.

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

Motion by Johnson, second by Hanten, to recess the Planning Commission and convene only as the Board of Adjustment. Motion passed unanimously.

Motion by Hanten, second by Johnson, to approve the variance request by Michael and Karen Mack on their property located in 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. The Mack's are requesting a 520' variance to the minimum lot width of 1,300'. Muller reviewed Staff Report (attached). Muller read the Findings of Fact. There were no questions or objections. Motion passed unanimously.

Motion by Johnson, second by Kahnke, to recess the Board of Adjustment and reconvene as the Planning Commission. Motion passed unanimously.

Motion by Ries, second by Kahnke, to recommend approval to the Board of County Commissioners the Plat of Nick and Matt Kranz Pasture Addition located in the NW1/4 of Section 15-T116N-R52W, Codington County, SD. Motion passed unanimously.

Motion by Hanten, second by Ries, to reconvene jointly. Motion passed unanimously.

Muller brought to the attention of the Board two enforcement issues with regard to using existing structures as commercial storage/rental. The Extended Home Occupation portion of the ordinance requires this storage use to be Ag related and therefore does not qualify. Discussion was held as to whether a change to the ordinance would need to be made. Muller will draft an amendment for the Board to review.

Motion to adjourn made by Kahnke, second by Ries. Motion passed unanimously. Meeting adjourned at 8:25 pm.

Respectfully Submitted,

Becky Goens

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

**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**