

Codington County Planning Commission/Board of Adjustment Minutes

November 15, 2021

The Codington County Planning Commission/Board of Adjustment met for their monthly meeting on November 15, 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).

Other present were Liam Culhane, Blake Dahle, and Becky Goens.

Chairman Fox brought the Board of Adjustment and Planning Commission meeting to order at 9:02 am.

Motion by Hanten, second by Johnson, to approve the October 18, 2021 meeting minutes. Motion passed unanimously.

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

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

Motion by Johnson, second by Ries, to postpone John and Betty Gebhart's Plat until the December 20, 2021 meeting. Motion passed unanimously.

Motion by Hanten, second by Kahnke, to recommend approval to the Board of County Commissioners the plat of Bauman Addition located in SE1/4 of Section 32-T116N-R52W, Codington County, SD. This request is for transfer purposes only. No residential building rights are entitled to this property with this request. Motion passed unanimously.

Motion by O'Neill, second by Ries, to recess the Planning Commission for purposes of convening the City of Watertown/Codington County Joint Board of Adjustment meeting. Motion passed unanimously.

Motion by Johnson, second by O'Neill, to reconvene the Codington County Planning Commission meeting.

At the request of the Board, Staff prepared a draft ordinance for Private Storage Business as Extended Home Occupation. Discussion was held regarding Extended Home Occupations and Conditional Use Permits. Planning Commission asked Staff to update Extended Home Occupation ordinance to include Uses and standards to differentiate between what could be operated as permitted Uses vs. Conditional Uses.

Motion to adjourn made by Hanten, second by Kahnke. Motion passed unanimously. Meeting adjourned at 10:35 am.

Respectfully Submitted,

Becky Goens

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

CODINGTON COUNTY PLANNING COMMISSION

ITEM #1 PLAT

Applicant/Owner: John and Betty Gebhart

Property Description: Lot 1, Gebhart First Addition located in the Northeast Quarter and Northwest Quarter of Section 24, Township 117 North, Range 53 West of the 5th Prime Meridian, Codington County, SD (Lake Township)

Action Items – Plat approval.

Zoning Designation: Agricultural

Request: Plat a minimum 5 acre-lot in accordance with the order of the Board of Adjustment. Provided Existing Farmstead Exemption was granted to this property.

ITEM #2 PLAT

Applicant/Owner: Peter Bauman

Property Description: Bauman Addition located in the Southeast Quarter of Section 32, Township 116 North, Range 52 West of the 5th Prime Meridian, Codington County, SD (Sheridan Township)

Action Items – Plat approval.

Zoning Designation: Agricultural

Request: Plat a 21 acre lot for transfer purposes only.

- The lot is irregularly shaped and requires platting for transfer purposes
- Access to the lot is provided across “Junso Addition” which is owned by the applicant.
 - The face of the plat notes that access to this lot is provided over Junso Addition.
- The applicant is aware that, as proposed, “Bauman Addition” would not unilaterally be entitled to residential building rights. Staff recommends requiring a letter of assurance to be recorded stating that fact as condition of approval.

ISSUE #2 Discussion Private Storage Business as Extended Home Occupation

- Staff will hand out and the Board will discuss a draft of an ordinance amendment to allow private storage business in existing ag structures as an extended home occupation.