

Codington County Planning Commission Minutes

April 4, 2022

The Codington County Planning Commission met for their monthly meeting on April 4, 2022 via teleconference and at the Codington County Extension Complex. Members of the Planning Commission/Board of Adjustment present were Rodney Klatt, Mel Ries, Mark O'Neill, Bob Fox, Myron Johnson, and Luke Muller (Planner at First District Association of Local Governments/Codington County Zoning Officer). Board member Brenda Hanten joined via telephone.

Others present were Austin Tesch, Phil Tesch, and Becky Goens.

Chairman Fox brought the Board of Adjustment and Planning Commission meeting to order at 12:39 pm.

Motion by Johnson, second by Ries, to approve the February 22, 2022 meeting minutes. Motion passed unanimously.

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

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

Motion by Hanten, second by Klatt, to approve the variance request by Austin Tesch to place a Type A Manufactured Home on property owned by Phillip Tesch and located in SW1/4, Section 25-T116N-R51W. Muller reviewed Staff Report.

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

Staff and Board members discussed three possible ordinance amendments: Aquifer Protection District, Rauville Town District, and Extended Home Occupations.

It was decided the April 19 meeting will begin at 6:30 pm due to the numerous agenda items and the June meeting will be moved to June 27 at 9:00 am.

Motion to adjourn made by Klatt, second by Ries. Motion passed unanimously. Meeting adjourned at 1:29 pm.

Respectfully Submitted,

Becky Goens

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

**ITEM #1 VARIANCE**

**Applicant: Austin Tesch / Owner: Philip Tesch**

**Property Description:** Southeast Quarter of the Southeast Quarter of Section 25-T116N-R51 West of the 5th P.M., Codington County, South Dakota. (Kranzburg (S) Township)

**Action Items – Variance – Maximum Age of Type A Manufactured Home (5.11.1.a.iii)**

**Zoning Designation:** A - Agricultural

**Request:** Applicant seeks to place a Type A Manufactured Home, greater than 5-years old on the above property.

**History:**

Specifics of Request:

1. Mr. Tesch owns the entire quarter section.
2. He farms this property and lives in the NW1/4 of this section.
3. Mr. Tesch's son seeks to place a 27 year old Type A Manufactured home on site in a manner that meets all required setbacks.

Ordinance and Comprehensive Land Use Plan regarding this request:

1. "Type A Manufactured Homes..." are listed as a permitted use in the Agricultural District.
2. Type B Manufactured Homes are required to be less than 5 years old at the time of placement on the property; unless a variance is issued by the Board.
3. In order to issue the variance, the applicant must obtain 100% of adjacent landowners' signatures and 66% of those landowners within 200' of the property.
  - a. Mr. Tesch has submitted signature of the required property owners.

Staff Summary and Recommendation

Variance – **Maximum Age of Type A Manufactured Home:** The application may be approved, postponed, or denied. Staff recommends approval of the variance on the grounds that the condition for approving a variance to the maximum age of a manufactured home have been met by the applicant.

**CODINGTON COUNTY PLANNING COMMISSION**

**ISSUE #1 DISCUSSION ON ORDINANCE AMENDMENTS**

Public hearings are planned on ordinances relating to:

- Aquifer Protection Districts;
- Establishing a Rauville Town District;
- Extended Home Occupations;
- The administrative section of the ordinance (primarily appeals and Special Permitted Uses)

Staff will describe the proposed changes to be sure that the Board wants to proceed with public hearings on these ordinances.

**ISSUE #2 OPEN/ADMINISTRATIVE REPORT**