

County Planning Commission/Board of Adjustment Minutes

August 15, 2022

The Codington County Planning Commission met for their monthly meeting on August 15, 2022 via teleconference and at the Codington County Extension Complex. Members of the Planning Commission/Board of Adjustment present were Mel Ries, Mark O'Neill, Myron Johnson, Rodney Klatt, Brenda Hanten, Alex Kahnke, Bob Fox, and Luke Muller (Planner at First District Association of Local Governments/Codington County Zoning Officer).

Chairman Fox brought the meeting to order at 7:31 pm. Chair Fox appointment Vice Chairman Kahnke to lead the meeting.

Motion by Ries, second by Hanten, to approve the July 18, 2022 meeting minutes. Motion passed unanimously.

Motion by Johnson, second by Fox, to approve the agenda. Motion passed unanimously.

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

Motion by Klatt, second by Ries, to approve the Conditional Use Permit request by Steven Borns. Borns is requesting an Existing Farmstead Exemption on property located in S660' of W1250' of E2170' of SE1/4, Section 17-T116N-R54W. Muller reviewed Staff Report (attached). Muller read the Findings of Fact. There were no objections or questions. Motion passed unanimously.

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

Motion by Fox, second by O'Neill, to recommend approval to the Board of County Commissioners the Plat of Don Mack Addition in SW1/4 of Section 32-T116N-R51W, Codington County, SD. Motion passed unanimously.

Motion by Klatt, second by Res, to recommend approval to the Board of County Commissioners the Plat of Redlin Second Addition in E1/2 of NE1/4, Section 19-T119N-R52W, Codington County, SD. Motion passed unanimously.

Motion by Ries, second by O'Neill, to recommend approval to the Board of County Commissioners the Plat of Jabe Kahnke Second Addition in NW1/4 of Section 3-T116N-R53W, Codington County, SD. Motion passed unanimously.

Motion by Fox, second by O'Neill, to recommend approval to the Board of County Commissioners the Plat of Boerger Second Addition located in NE1/4 of Section 3-T116N-R53W, Codington County, SD. Conditions on approval included no ability to construct on this parcel and approval from the City of Watertown. Motion passed unanimously.

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

Muller gave Administrative Report and discussed Matters for Board Discussions.

Motion to adjourn made by Johnson, second by O'Neill. Motion passed unanimously.

Meeting adjourned at 8:20 pm.

Respectfully Submitted,

Becky Goens

**AUGUST 2022
CODINGTON COUNTY
JOINT PLANNING COMMISSION/BOARD OF ADJUSTMENT STAFF REPORT**

CODINGTON COUNTY BOARD OF ADJUSTMENT

ITEM #1 CONDITIONAL USE PERMIT

Applicant/Owner: Steve Borns

Property Description: the South 660 Feet of the West 1,250 Feet of the East 2,170 Feet of the Southeast Quarter of Section 17-T116N-R54W of the 5th P.M, Codington County, South Dakota.

Action Items – Conditional Use Permit – Existing farmstead exemption “B” (3.04.02.44)

Zoning Designation: Agricultural

Request: The applicant seeks Existing Farmstead Exemption to retain building rights at the site of an existing farmstead.

History/Issue(s):

1. The Applicant seeks to retain building rights at the site of his present house.
2. The property was used as a base for farming operations prior to 1976 and is still 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. The parcel contains an existing farmstead as defined by the Codington County Zoning Ordinance.
5. The parcel contains at least five-acres which was legally described prior to 2004. The Policy of the Comprehensive land use plan is that if the legal description of an existing farmstead was created prior to 2004, a plat is not required as a condition of approval.
6. Staff recommendation **(Conditional Use Permit) –Existing Farmstead Exemption-** 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 October 26, 1976.

CODINGTON COUNTY PLANNING COMMISSION

ITEM #1 PLAT

Applicant/Owner: Donald and Carol Mack

Property Description: Plat of Don Mack Addition in the Southwest Quarter of Section 32, Township 116 North, Range 51 West of the 5th Prime Meridian, Codington County, South Dakota (Kranzburg (S) Township).

Action Items – Plat approval.

Zoning Designation: Agricultural

Request: Plat an irregularly shaped, 40-acre parcel with a building site and pasture.

ITEM #2 PLAT

Applicant/Owner: Darrell and Donna Redlin

Property Description: Plat of Redlin Second Addition in the East Half of the Northeast Quarter of Section 19, Township 119 North, Range 52 West of the 5th Prime Meridian, in the Former Sisseton Wahpeton Indian Reservation, Codington County, South Dakota (Dexter Township).

Action Items – Plat approval.

Zoning Designation: Agricultural

Request: Plat an irregularly shaped, 35-acre parcel with a building site and pasture.

ITEM #3 PLAT

Applicant/Owner: Pelican Plaza LLC

Property Description: Plat of Jabe Kahnke Second Addition in the Northwest Quarter of Section 3, Township 116 North, Range 53 West of the 5th Prime Meridian, Codington County, South Dakota (Pelican Township).

Action Items – Plat approval.

Zoning Designation: Agricultural

Request: Plat a 22-acre parcel surrounding and including Pelican Plaza, as was required by Conditional Use Permit granted earlier this year. Staff Recommends a letter of assurance be agreed upon with conditions binding the owner to:

- Annex to the City of Watertown, if and when city limits becomes contiguous with this property.
- Connect to Sanitary Sewer Services and pay pro-rata share of extension/connection, if and when services are brought within 200' of the property and such connection is requested by the City of Watertown.
- Connect to Watertown Municipal Water Services and pay pro-rata share of extension/connection, if and when services are brought within 200' of the property and such connection is requested by the City of Watertown.
- Meet subdivision requirements of the City of Watertown at the time of annexation, and/or subsequent plat approval.

ITEM #4 PLAT

Applicant/Owner: Daryl Boerger Family Trust et. Al.

Property Description: Plat of Boerger Second Addition Located in the Northeast Quarter of Section 3, Township 116 North, Range 52 West of the 5th Prime Meridian, Codington County, South Dakota (Sheridan Township).

Action Items – Plat approval.

Zoning Designation: Agricultural

Request: Plat a 12-acre for TRANSFER PURPOSES ONLY. The plat is adjacent to City Limits and requires (according to State law) approval by the City of Watertown. The prospective buyer and the sellers agent have provided documentation indicating they understand that, despite plat approval, no building permits will be issued to this lot unless platted and annexed within the City of Watertown.

ISSUE #2 OPEN/ADMINISTRATIVE REPORT

ISSUE #3 EXECUTIVE SESSION (if Necessary)