

County Planning Commission/Board of Adjustment Minutes

December 19, 2022

The Codington County Planning Commission met for their monthly meeting on December 19, 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, Myron Johnson, Brenda Hanten, Bob Fox, and Luke Muller (Planner at First District Association of Local Governments/Codington County Zoning Officer). Absent: Alex Kahnke.

Others present were Lee Gabel and Becky Goens.

Chairman Fox brought the meeting to order at 9:53 am.

Motion by O'Neill, second by Hanten, to approve the November 21, 2022 meeting minutes. Motion passed unanimously.

Motion by O'Neill, second by Johnson, to approve the agenda. Motion passed unanimously.

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

Motion by Johnson, second by Klatt, to recommend approval to the Board of County Commissioners the Plat of Lot 1 and Lot 2 of Gebhart First Addition located in the NE1/4 and NW1/4 of Section 24-T117N-R53W, Codington County, SD. Muller reviewed Staff Report (attached). Motion passed unanimously.

Motion by Klatt, second by Ries, to recommend approval to the Board of County Commissioners the Plat of Stark addition in the NW1/4 of Section 1-T116N-R54W, Codington County, SD. Motion passed unanimously.

Motion by Ries, second by O'Neill, to reconvene jointly. Motion passed unanimously.

Motion by Johnson, second by Hanten, to discuss recommended changes to the By-Laws as presented by Staff. Amendments to by-laws include some best practices from other trainings, advice from legal counsel, updates due to changes in state law since the by-laws were originally adopted and a process for administrative appeals. Motion by Johnson, second by O'Neill, to adopt the recommended changes. Motion passed unanimously.

Motion to adjourn made by Hanten, second by Ries. Motion passed unanimously. Meeting adjourned at 10:25 am.

Respectfully Submitted,

Becky Goens

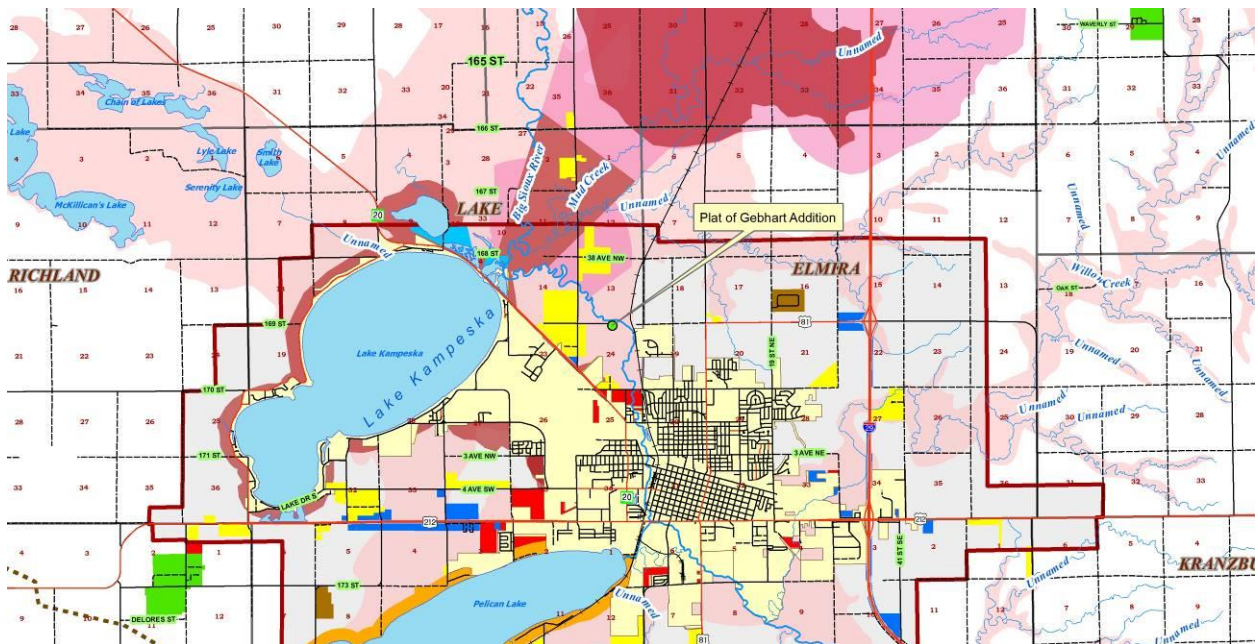
**DECEMBER 2022
CODINGTON COUNTY
PLANNING COMMISSION/BOARD OF ADJUSTMENT STAFF REPORT**

CODINGTON COUNTY PLANNING COMMISSION

ITEM #1 PLAT

Applicant/Owner: JOHN D & BETTY MARLENE GEBHART LIVING TRUST

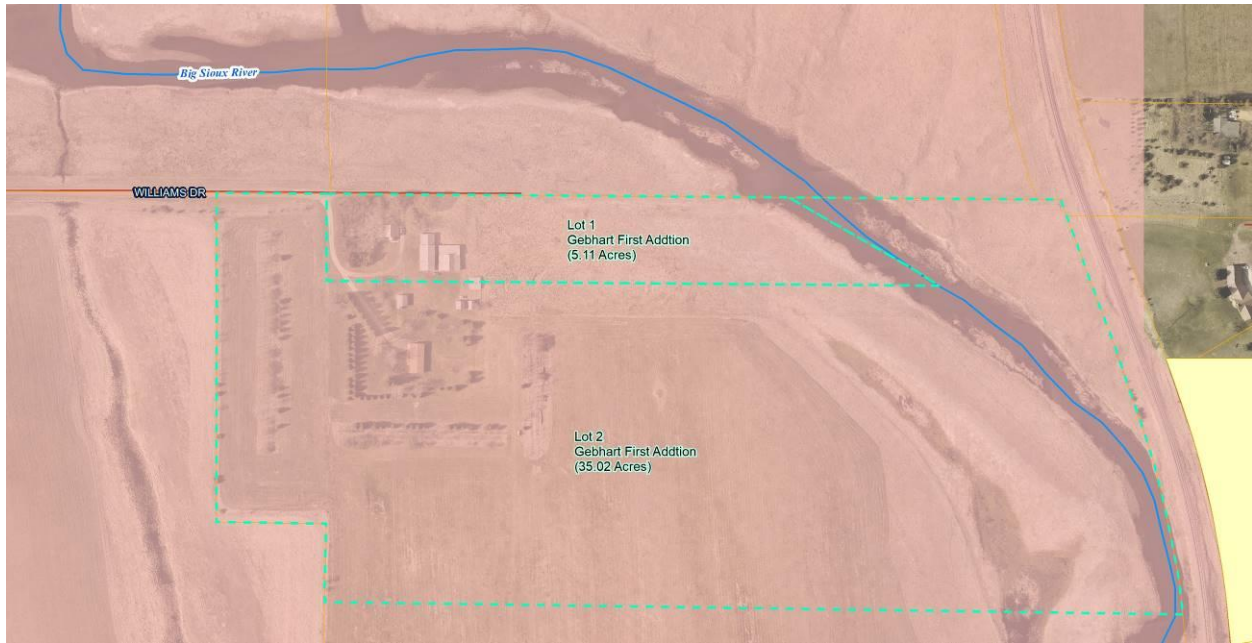
Property Description: Plat of Lot 1 and Lot 2 of Gebhart First Addition Located in the Northeast Quarter and the Northwest Quarter of Section 24, Township 117 North, Range 53 West of the 5th P.M, Codington County, South Dakota (Lake Township).



Action Items – Plat approval.

Zoning Designation: Agricultural

Request: Plat a minimum 5 acre-lot in accordance with the order of the Board of Adjustment. Existing Farmstead Exemption was granted to the is property last December. The plat does bisect a building. No future building permits may be issued for the replacement or addition onto that building.



ITEM #2 PLAT

Applicant/Owner: Donald and Doris Stark

Property Description: Plat of Stark Addition in the Northwest Quarter of Section 11, Township 116 North, Range 54 West of the 5th P.M, Codington County, South Dakota (Kampeska Township).

Action Items – Plat approval.

Zoning Designation: Agricultural

Request: Plat a minimum five acre lot at the site of a variance to lot area granted lasted month.

ITEM #3 Amendment to by-laws

Summary: This update to the by-laws includes some best practices from other trainings, advice from legal counsel, updates due to changes in state law since the by-laws were adopted and a process for administrative appeals.

ISSUE #4 EXECUTIVE SESSION (if Necessary)