

**CODINGTON COUNTY
CONDITIONAL USE PERMIT APPLICATION**

APPLICANT (PRINT): Lindsey Jungers PHONE: 605-237-6811

ADDRESS: 17678 459th Ave

OWNER (PRINT): Teresa & Matt Jungers / TMS Real Estate PHONE: 605-520-2104 / 605-237-0991
IF DIFFERENT THAN APPLICANT

ADDRESS: 17650 459th Ave / 17678 459th Ave, Watertown, S.D, 57201

I/WE, THE UNDERSIGNED, DO HEREBY PETITION THE BOARD OF ADJUSTMENT OF CODINGTON COUNTY, SOUTH DAKOTA, TO ISSUE A CONDITIONAL USE PERMIT FOR THE PROPERTY DESCRIBED AS:

LEGAL DESCRIPTION (PLEASE PRINT OR TYPE) Both legals

SW 1/4, section 25-T116N-R52W-(farm) South 805' of the west 2015'
40 acres of SW 1/4, section 25-T116N-R52W-(butcher shop)

GENERAL AREA OR STREET ADDRESS: 17678 459th Ave

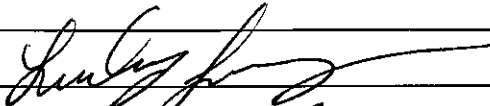
EXISTING LAND USE: Aq EXISTING ZONING: Aq

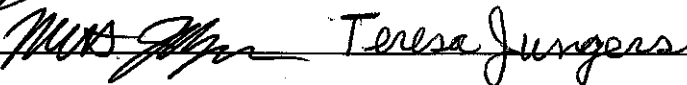
SIZE OF PARCEL: ACRES 40 acres LOT DIMENSIONS: WIDTH 1/2 mile LENGTH 1/2 mile DEPTH 1/2 mile

SURROUNDING LAND USE	NORTH:	<u>Aq</u>
	SOUTH:	<u>Aq</u>
	EAST:	<u>Aq</u>
	WEST:	<u>Aq</u>

PLEASE DESCRIBE WHAT YOU PROPOSE TO DO AND WHY YOU ARE SEEKING A CONDITIONAL USE PERMIT (ATTACH A SEPARATE SHEET OF PAPER IF NECESSARY)

To add 5 additional employees for a total of 8 full time non-family members. For additional info see page attached.

SIGNATURE OF APPLICANT 

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT)  Teresa Jungers

NOTE: A SKETCH OF PROPOSED PROPERTY SHALL ACCOMPANY THIS APPLICATION, SHOWING THE FOLLOWING:

- | | |
|--|--|
| 1. NORTH DIRECTION | 5. LOCATION OF PROPOSED STRUCTURE ON LOT |
| 2. DIMENSIONS OF PROPOSED STRUCTURE | 6. DIMENSIONS OF FRONT AND SIDE SETBACKS |
| 3. STREET NAMES | 7. LOCATION OF ADJACENT EXISTING BUILDINGS |
| 4. OTHER INFORMATION AS MAY BE REQUESTED | |

PLEASE USE THE ATTACHED SKETCH INSTRUCTION SHEET FOR AN EXAMPLE.

DATE FILED WITH ZONING OFFICE: 1-24-24 FOR OFFICIAL USE ONLY
FEE PAID (NON-REFUNDABLE): _____
DATE OF HEARING: 2-20-2024
ACTION BY BOARD OF ADJUSTMENT: _____ YES _____ NO
DATE FILED: _____

Amend conditions of CUP
for ex. home occ. issued 6/15/20
COND. USE # _____
BUILDING PERMIT # _____

459th Ave

1/2 Sec line



177th St

South 8'65' of the west 2015'
 40ac of
 SW 1/4, sec 25-T116N-R52W

PAG + UM

SW 1/4, sec 25-T116N-R52W

1/2 Sec line

Jungers Farms Butchery is run by Matt and Lindsey Jungers, our primary business is the slaughter and processing of our livestock (pigs) for sale to family, friends, and people around Watertown. As we've gotten going we've had other farmers reach out about processing some of their animals to help them out with the overbooking of other lockers in the area. We have taken on this with our current 3 full time employees plus my husband and myself. I am asking to have the future ability to bring on 5 additional FT employees. This would allow us to be able to actually finish processing and get cleaning done to get home at a decent time for ourselves and our employees due to the time restrictions in processing pigs, as well as adding the option for people to purchase retail products off site to help support our business. We will not be selling retail on the farm, but rather be shipping our products across South Dakota to family and friends, delivering products to Watertown and surrounding areas, and doing popup sales with our freezer truck throughout the year. No increased traffic should be an issue to the farm other than the additional employee vehicles.

Roles for additional employees would include:

Delivery Driver 1

Delivery Driver 2

Pop up Sales Attendant 1 (plus myself)

A nightly cleaning person

and an Additional slaughter/processing person.

This is in addition to the 3 I currently have which includes:

A Slaughter/Processing person

A Processing/Packaging person

An Office Manager

Both legal

CODINGTON COUNTY EXTENDED HOME OCCUPATION APPLICATION

APPLICANT/OWNER (PRINT): Lindsay Jurgens PHONE: 605-237-6811

ADDRESS: 17678 459th Ave

DEVELOPMENT SITE LEGAL DESCRIPTION: SW 1/4, section 25-T116N-R52W-(farm)

South 815' of the West 2015' 40 acres of SW 1/4, section 25-T116N-R52W-(butcher shop)

DEVELOPMENT SITE STREET ADDRESS: 17678 459th Ave

IMPORTANT NOTE: Operators of extended home occupations are required to be the primary occupant of the property upon which the business is located. If the occupant is not the owner at the time of application, a letter stating consent to the applicant making application shall be submitted with the application for an Extended Home Occupation.

- I am the owner and occupant of the above described property.
- I am the tenant of the above described property and have attached a letter of consent from the owner to this application.
- I have entered into an agreement to purchase the above property and have attached a letter of consent from the owner to this application.

PROPOSED BUSINESS: (CHECK ANY THAT APPLY)

- | | |
|--|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> Agribusiness services <input type="checkbox"/> Agronomic and horticultural services <input type="checkbox"/> General residential and agricultural contracting (All districts in which residences are allowed) <input type="checkbox"/> Custom farm services not including commercial grain storage (All districts in which residences are allowed) <input type="checkbox"/> Truck driver and traveling sales of farm related products in which no phase of the sale occurs at the site of the extended home occupation, and traveling animal care provided all service is provided off premise. (All districts in which residences are allowed) <input type="checkbox"/> Traveling small engine and automobile repair in which no phase of the repair occurs at the site of the extended home occupation. (All districts in which residences are allowed) <input type="checkbox"/> Repair or manufacture by welding <input type="checkbox"/> Veterinarian <input type="checkbox"/> Blacksmith/metal fabrication <input type="checkbox"/> Seed cleaning and sales <input type="checkbox"/> Slaughterhouse or butcher shop <input type="checkbox"/> Farm equipment or implement repair <input type="checkbox"/> Small engine and automobile repair (including auto body repair and detailing) | <ul style="list-style-type: none"> <input type="checkbox"/> Private storage business (All districts in which residences are allowed. Different requirements may apply depending on district.) <input type="checkbox"/> Veterinarian <input type="checkbox"/> Agricultural Processing <input type="checkbox"/> Commercial grain handling (other than seed sales) <input type="checkbox"/> General residential and agricultural contracting (home and accessory building builders, electrical contractors, plumbing contractors, grain bin contractors, gravel/excavating contractors, road/bridge contractors) <input checked="" type="checkbox"/> Slaughterhouse or butcher shop <input type="checkbox"/> Farm equipment, implement, automobile repair (including auto body repair) <input type="checkbox"/> Adult and physical education (RR, TD, and LP Districts only) <input type="checkbox"/> Personal Services (RR, TD, and LP Districts only) <input type="checkbox"/> Repair, service, and manufacture of recreational vehicles, equipment, trailers, watercraft, and personal automobiles. (RR, TD, and LP Districts only) <input type="checkbox"/> Small engine and automobile repair, and automobile cleaning services (excluding auto body repair if in RR, TD, and LP Districts only) |
|--|---|

Unless otherwise noted, the above described uses are allowed as extended home occupations in the Agricultural District ONLY.

ATTACHED SITE PLAN INCLUDES: (utilize a scaled site plan based upon survey of the property, or to print a property map (as found at: <https://www.1stdistrict.org/codingtonts/> -> select aerial image from "Basemap Gallery" in dropdown menu on the top left) and draw/label appropriately.

- | | |
|---|---|
| <p>Property lines</p> <p><input type="checkbox"/> Provided <input type="checkbox"/> Waived by Zoning Officer</p> <p>Adjacent streets labeled</p> <p><input type="checkbox"/> Provided <input type="checkbox"/> Waived by Zoning Officer</p> <p>All structures on the lot (at a minimum the house and structure(s) in which the business will be operated shall be labeled)</p> <p><input type="checkbox"/> Provided <input type="checkbox"/> Waived by Zoning Officer</p> <p>Any trees, fences, etc. which may be used for screening (existing and proposed).</p> <p><input type="checkbox"/> Provided <input type="checkbox"/> Waived by Zoning Officer</p> <p>Location of any outdoor storage</p> <p><input type="checkbox"/> Provided <input type="checkbox"/> Waived by Zoning Officer</p> | <p>Location of parking areas</p> <p><input type="checkbox"/> Provided <input type="checkbox"/> Waived by Zoning Officer</p> <p>Location of garbage/refuse facilities</p> <p><input type="checkbox"/> Provided <input type="checkbox"/> Waived by Zoning Officer</p> <p>Location of sign(s)</p> <p><input type="checkbox"/> Provided <input type="checkbox"/> Waived by Zoning Officer</p> <p>All street access locations</p> <p><input type="checkbox"/> Provided <input type="checkbox"/> Waived by Zoning Officer</p> <p>Other items listed or named by the zoning officer: _____</p> <p><input type="checkbox"/> Provided <input type="checkbox"/> Waived by Zoning Officer</p> |
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ADDITIONAL REQUIREMENTS:

General description of business: Butchery to mainly process our livestock along with a few for other area livestock producers. We are doing custom cuts along with some retail through the state inspection program.

- Number of employees (other than Applicant and other residents on-site) engaged in the business at the above location: 3 - looking to increase
- Estimated increase in traffic due to business (customers and supplies/orders):
Max. Increase of Daily Vehicles: 29% to 67 Avg. Increase of Daily Vehicles: 53 *(this includes employees + state inspectors)*
- Busiest Month(s) (if applicable): not applicable
- Method of trash disposal: trash via Bass Sanitation

Are retail sales a component of your business? No Yes (if "yes" describe sales below)

retail sales are done via shipping + delivery, and through pop up sales, no on-location retail sales/pickup will be offered.

- Documentation of correspondence with road authority for the applicable street(s) to which this business will access is attached to this application. Yes Not required for proposed use
- Applicant agrees: No equipment or process shall be used in such Extended Home Occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises. JJ (APPLICANT INITIAL)

The zoning officer reserves the right to waive any of the above submittal requirements if deemed unnecessary to determine compliance with the zoning ordinance.

I hereby certify that I have read and examined this application and know the information contained herein to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. I further understand and agree that the granting of a permit does not presume to grant authority to violate, cancel, or variance the provisions of the Codrington County Zoning Ordinance or any other federal, state, or local law regulating construction or the performance of construction.

Lindsey Junger
SIGNATURE OF APPLICANT 1-19-24
DATE

Lindsey Junger
SIGNATURE OF OWNER 1-19-24
DATE
(If different than applicant. May be provided in lieu of "letter of consent by owner.")

FOR OFFICIAL USE ONLY

EXISTING ZONING DESIGNATION: _____ Permitted Use (Sec. # _____)

Special Permitted Use (Sec. # _____) Conditional Use (Sec. # _____)

DATE FILED WITH ADMINISTRATIVE OFFICIAL: _____

APPROVING AUTHORITY: Zoning Officer Board of Adjustment

DATE OF DECISION BY APPROVING ENTITY: _____

ACTION BY APPROVING ENTITY: Approve Deny

REASONS FOR DENYING PERMIT:

