

County Planning Board of Adjustment Minutes

November 18, 2024

The Codington County Board of Adjustment met for their monthly meeting on November 18, 2024, at the Codington County Extension Complex. Members of the Board of Adjustment present were Brenda Hanten, Myron Johnson, Mark O'Neill, Mel Ries, Rodney Klatt, and Luke Muller (Planner at First District Association of Local Governments/Codington County Zoning Officer). Absent: Alex Kahnke and Calvin Mack.

Others present: Becky Goens

Chair Hanten brought the meeting to order at 9:23 am.

Motion by Johnson, second by O'Neill, to approve the October 21, 2024 meeting minutes. Motion passed unanimously.

Motion by Johnson, second by Ries, to approve the agenda as published. Motion passed unanimously.

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

Motion by Johnson, second by Ries, to recommend approval to the Board of County Commissioners the Plat of Cotton Slough Addition located in Government Lots 3 and 4 in Section 10-T117N-R53W; and in Government Lot 5 in Section 33-T118N-R52W in the Sisseton and Wahpeton Indian Reservation, Codington County, SD. Motion passed unanimously.

During administrative report, Board noted it does not intend to initiate an amendment ordinance to allow some components of the CAFO's over 500 AU's over aquifer protection districts.

Motion to adjourn made by Johnson, second by Ries. Motion passed unanimously. Meeting adjourned at 9:53 am.

Respectfully Submitted,

Becky Goens

**NOVEMBER 2024
CODINGTON COUNTY
PLANNING COMMISSION/BOARD OF ADJUSTMENT STAFF REPORT**

CODINGTON COUNTY PLANNING COMMISSION

ITEM #1 PLAT

Applicants/Owners: South Dakota Department of Game Fish and Parks; Clayton Schuchard; Gayla Surgent

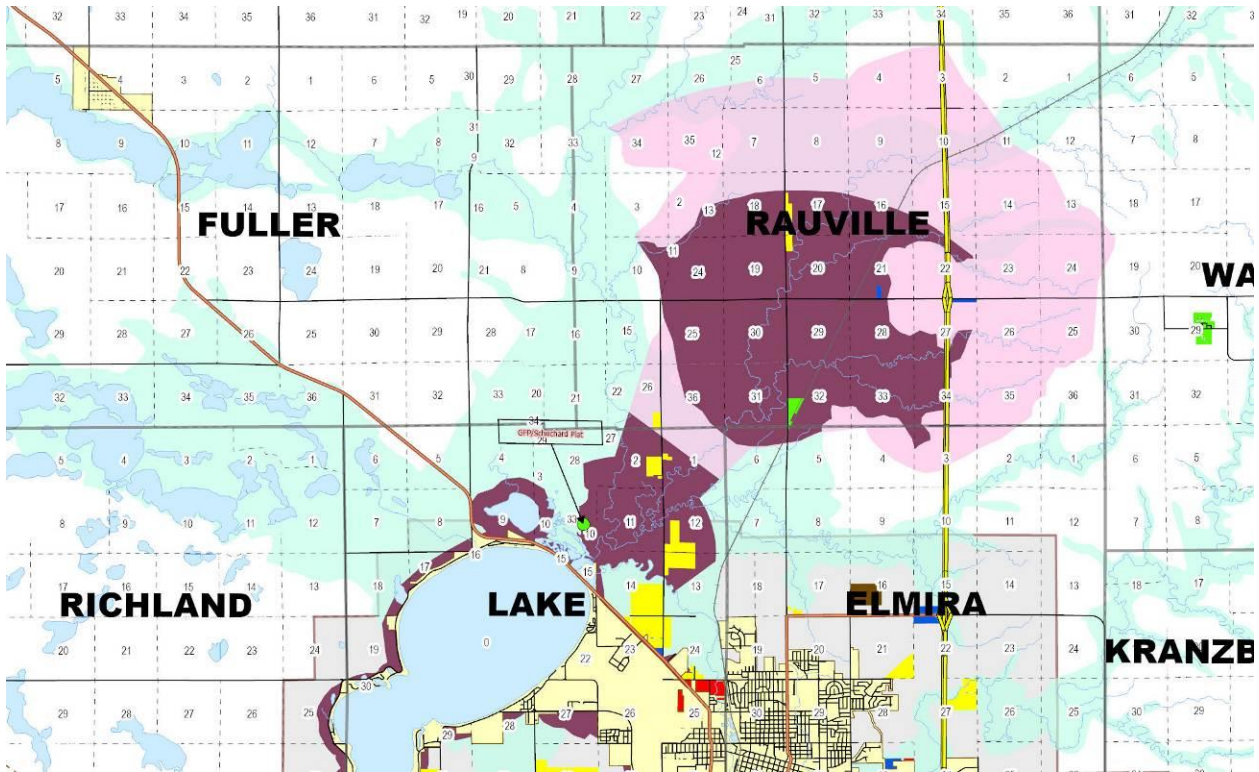
Property Description: Cotton Slough Addition located in Government Lots 3 and 4 in Section 10, Township 117 North, Range 53 West of the 5th Prime Meridian; and in Government Lot 5 in Section 33, Township 118 North, Range 52 West of the 5th Prime Meridian in the Sisseton and Wahpeton Indian Reservation, Codington County, South Dakota. (Lake Township).

Action Items – Plat approval.

Zoning Designation: Ag District

Request: Plat 2 lots:

- Lot 1 will be 12.32 acres and unbuildable unless combined with another legal description to complete a conforming lot.
- Lot 2 will be 21.63 acres and unbuildable unless combined with another legal description to complete a conforming lot. However this lot will be owned by SDGF&P, which is not subject to our zoning requirements.
- No building permits may be issued on either lot since they do not have access to a right-of-way.



Cotton Slough Addition

