

County Planning Board of Adjustment Minutes

January 21, 2025

The Codington County Board of Adjustment met for their monthly meeting on January 21, 2025, 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: Calvin Mack and Liam Culhane.

Others present: Rita Brownlee, Stacy Sinner, and Becky Goens

Chair Hanten brought the meeting to order at 12:38 pm.

Motion by Johnson, second by Ries, to approve the December 16, 2024 meeting minutes. Motion passed unanimously.

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

Motion by Johnson, second by Ries, to elect the same officers as last year being Hanten as Chairwoman and O'Neill as Vice Chair. Motion passed unanimously.

Motion by Johnson, second by Ries, 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 Trent Sunner Addition in the W1/2 of NW1/4 of Section 11-T119N-R55W, Codington County, SD. Muller reviewed Staff Report (attached). Motion passed unanimously.

Rita Brownlee spoke during the Open portion of the agenda regarding potential ordinance being established with regard to setbacks for CO2 pipelines. Ms. Brownlee also encouraged the Board to reach out to legislators regarding eminent domain.

Muller provided the year-end report and discussed potential changes in the fee structure.

Motion to adjourn made by O'Neill, second by Johnson. Motion passed unanimously. Meeting adjourned at 1:35 pm.

Respectfully Submitted,

Becky Goens

**JANUARY 2025
CODINGTON COUNTY PLANNING COMMISSION
STAFF REPORT**

TUESDAY – JANUARY 21, 2025 – 12:30 p.m.

CODINGTON COUNTY PLANNING COMMISSION

ITEM #1 PLAT

Applicant/Owner: James Chilson

Property Description: Trent Sumner Addition in the West Half of the Northwest Quarter of Section 11, Township 119 North, Range 55 West of the 5th Prime Meridian, Codington County, South Dakota (Eden Township).

Action Items – Plat approval.

Zoning Designation: Ag District

Request: Plat a 13.20 acre lot at site in accordance with order of the Board of Adjustment on December 16, 2024.

- Applicant transferred existing farmstead exemption from Northeast Quarter of this section to this location.
- Letter of assurance agreeing that all other residences *in the north half of this section* will need to be on legal descriptions of 35 acres has been signed.



