

County Planning Board of Adjustment Minutes

April 22, 2025

The Codington County Board of Adjustment met for their monthly meeting on April 22, 2025, at the Codington County Extension Complex. Members of the Board of Adjustment present were Brenda Hanten, Myron Johnson, Calvin Mack, Mark O'Neill, Mel Ries, Liam Culhane, and Luke Muller (Planner at First District Association of Local Governments/Codington County Zoning Officer).

Others present: Brad Bach

Chair Hanten brought the meeting to order at 7:33 pm.

Motion by Johnson, second by O'Neill, to approve the January 21, 2025 meeting minutes. Motion passed unanimously.

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

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

Motion by Johnson, second by Culhane, to approve the Conditional Use Permit for Daniel and Rita Meseberg as read by Staff. Meseberg's are requesting to create/retain a 6.3 acre parcel at the site of an existing farmstead. Property is located in N240' S1290' E400', SE1/4, Section 25-T118N-R53W. Muller read Staff Report (attached). No one was present to speak on this issue. Public hearing closed. Muller read Findings of Fact. There were no questions or concerns. Motion passed unanimously.

Motion by Ries, second by Culhane, to approve the Conditional Use Permit request for Brad and Terri Bach as read by Staff. Bach's are requesting to create a 3.72 acre parcel at the site of an existing farmstead. Property is located at W200' of E620' of N810' of NW1/4, Section 32-T118N-R53W, Codington County. Muller read Staff Report (attached). No one was present to speak on this issue. Public hearing closed. Muller read Findings of Fact. There were no questions or concerns. Motion passed unanimously.

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

Staff reviewed the Home Occupation ordinance and potential use to be added for review next month. At the direction of the Board, Luke will draft an amendment. Luke also provided an update on the battery storage facility.

Motion to adjourn made by Culhane, second by O'Neill. Motion passed unanimously. Meeting adjourned at 8:12 pm.

Respectfully Submitted,
Becky Goens

Meseberg Conditional Use Permit:
Existing Farmstead Exemption



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. If approved it should be done so on the following conditions:
- that the applicant shall plat a lot of at least five (5) acres in accordance with the Codington County Subdivision Ordinance.
 - Applicant agree to record a letter of assurance with the Plat, agreeing that the new legal description receives the 5-acre (or more) building right; any other residence in the quarter section will require a 35 acre lot.

ITEM #2 CONDITIONAL USE PERMIT

Applicant/Owner: Brad and Terrie Bach

Property Description: The West 200 Feet of the East 620 Feet of the North 810 Feet of the Northwest Quarter in Section 32, Township 118 North, Range 53 West of the 5th P.M., Codington County, South Dakota. (Fuller Township).

Lat/Long (Existing Approach): 44.992169°; - 97.221218°

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

