

Codington County/City of Watertown  
Joint Planning Commission/Joint Board of Adjustment Minutes  
February 18, 2025

The Codington County/City of Watertown Joint Planning Commission/Board of Adjustment met on February 18, 2025, at the Codington County Extension Complex. Members of the Joint Planning Commission/Board of Adjustment participating were: Brenda Hanten, Mark O'Neill, Myron Johnson, Blake Dahle, Liam Culhane, and Luke Muller (Planner at First District Association of Local Governments/ Codington County Zoning Officer).

Others present: Jethro Impola, Tyler McElhany, and Becky Goens.

Chair Hanten brought the meeting of the Joint Board of Adjustment to order at 12:31 pm.

Motion by Culhane, second by Dahle, to approve the minutes of the November 18, 2024 meeting. Motion passed unanimously.

Motion by Culhane, second by Dahle, to approve the agenda as stated by Staff. Motion passed unanimously.

Motion by Dahle, second by O'Neill, to nominate Brenda Hanten as Chairperson. Culhane called for nominations to cease and cast a unanimous ballot. Motion passed unanimously.

Motion by Dahle, second by Johnson, to nominate Liam Culhane as Chairperson. Johnson called for nominations to cease and cast a unanimous ballot. Motion passed unanimously.

Motion by Johnson, second by Culhane, to approve the variance request by Jethro Impola to construct a new residence while temporarily residing in the existing residence. Property is located at E1054' of N909.22' of NE1/3, Section 24-T117N-R54W, Codington County. Muller reviewed Staff Report (attached). Staff recommends approval based on conditions as read by Staff which requires Impola to remove the existing home upon completion of the new house. Muller read the Findings of Fact. There were no questions or objections. Motion passed unanimously.

Muller reviewed Bill 1246 and a potential request to adjust conditions placed on a Conditional use Permit.

Motion to adjourn made by Johnson, second by O'Neill. Motion passed unanimously. Meeting adjourned at 1:02 pm.

Respectfully Submitted,

Becky Goens

**FEBRUARY 2025  
CODINGTON COUNTY/CITY OF WATERTOWN  
JOINT BOARD OF ADJUSTMENT STAFF REPORT**

**ITEM #1 (1) VARIANCE**

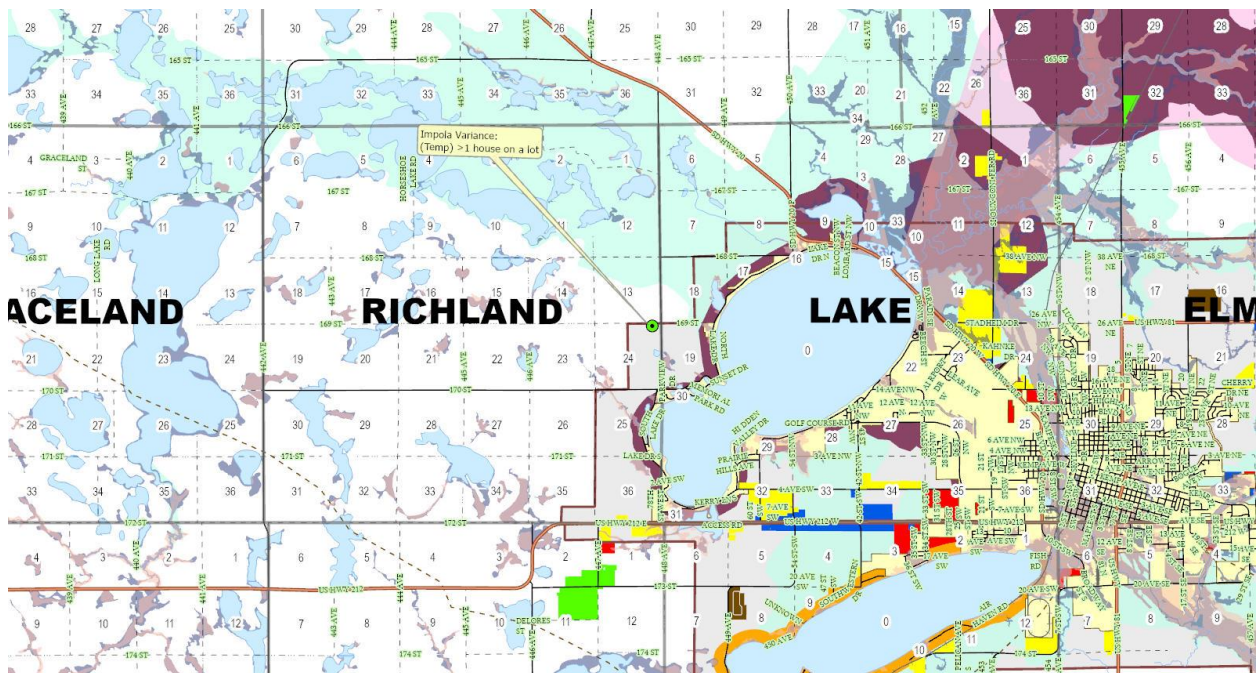
**Owners/Applicants: Jethro Impola**

**Property Description:** East 1,054 Feet of the North 909.22 Feet of the Northeast Quarter, Section 24, Township 117 North, Range 54 West of the 5<sup>th</sup> P.M., Codington County, South Dakota. (Richland Township)

**Lat/Long (at approach):** 44.9341485; -97.2517504

**Action Items –**

**Variance – more than one principal structure per lot (5.20)**



**Zoning Designation:** Agricultural District

**Request:** The Impola's seek to replace their existing house on the above described property

Impola Variance:  
(Temporarily Allow) More than One Primary Use on a Lot



**History/Issue(s):**

1. The Impola's live on the above described property.
2. They seek to start construction on a new house in the same yard this year.
3. The Impola's seek to reside in the existing house until the new house is completed. Then to tear down or move off the old house.
4. The existing 22 acre parcel was granted farmstead exemption in March of 1987 (Latunski).
5. The proposed new house is located less than one-half mile from a concentrated animal feeding operation (Zemlicka).
  - a. Conditional Use Permit IS NOT required in the joint area for a new house less than half mile from an existing CAFO provided the applicant for the house sign a "Waiver of Setback from Existing CAFO."

Staff recommendations:

**Variance to temporarily allow two principal structures on the same lot-** Staff recommends approval of the variance for 2 principal structures subject to the applicant signing a letter of assurance agreeing to remove the existing residential structure from the above-described parcel within one year of taking occupancy of the new home.