

Codington County Planning Board of Adjustment Minutes

March 2, 2026

The Codington County Board of Adjustment met for their monthly meeting on March 2, 2026, at the Codington County Extension Complex. Members of the Board of Adjustment present were Brenda Hanten, Myron Johnson, Calvin Mack, Liam Culhane, Rodney Klatt, Mark O'Neill, and Luke Muller (Planner at First District Association of Local Governments/Codington County Zoning Officer). Board member Mel Ries was absent.

Others present: Shawn Boyum and Becky Goens.

Chair Hanten brought the meeting to order at 1:16 pm.

Motion by Johnson, second by O'Neill, to approve the January 20, 2026 meeting minutes. Motion passed unanimously.

Motion by O'Neill, second by Klatt, to approve the agenda as published. Motion passed unanimously.

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

Motion by Johnson, second by O'Neill, to approve a Conditional Use Permit request by Katrina Boyum for an Existing Farmstead Exemption on property owned by Katrina Boyum, Frank Tschakert, Sheila Tschakert, and Tiffany Tschakert. Property is located on a five (5) acre portion of E1/2, SE1/4, Section 12-T118N-R55W, Codington County, SD. The public hearing and board discussion will include both Permit requests although voting will be separate. Muller reviewed the Staff Report (attached). No one was present to speak on these requests. Public hearing closed. Muller read Findings of Fact. There were no questions or objections. Motion passed unanimously.

Motion by Culhane, second by O'Neill, to approve the Conditional Use Permit request by Katrina Boyum to plate a double-wide, skirted mobile home on property owned by Katrina Boyum, Frank Tschakert, Sheila Tschakert, and Tiffany Tschakert. Property is located on a five (5) acre portion of E1/2, SE1/4, Section 12-T118N-R55W, Codington County, SD. Approval would be subject to the applicant platting a minimum of five (5) acres. Muller read Findings of Fact. There were no questions or objections. Motion passed unanimously.

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

Motion by Klatt, second by Culhane, to recommend approval to the Board of County Commissioners the plat of Coteau Farm Addition located in SE1/4 of Section 12-T118N-R55W, Codington County, SD. Motion passed unanimously.

Muller reminded the Board of the special meeting that will be held on Monday, March 30,

2026 at 6:30 pm.

Motion to adjourn made by O'Neill, second by Mack. Motion passed unanimously.
Meeting adjourned at 1:47 pm.

Respectfully Submitted,

Becky Goens

**MARCH 2026
CODINGTON COUNTY
PLANNING COMMISSION/BOARD OF ADJUSTMENT STAFF REPORT
CODINGTON COUNTY BOARD OF ADJUSTMENT**

ITEM #1 CONDITIONAL USE PERMIT

Applicant: Shawn and Katrina Boyum

Owner: Katrina Boyum, Tiffany Tschakert, Frank and Sheila Tschakert

Property Description: The East Half of the Southeast Quarter of Section 12, Township 118, Range 55 West of the 5th Prime Meridian, Codington County, South Dakota. (Phipps Township).

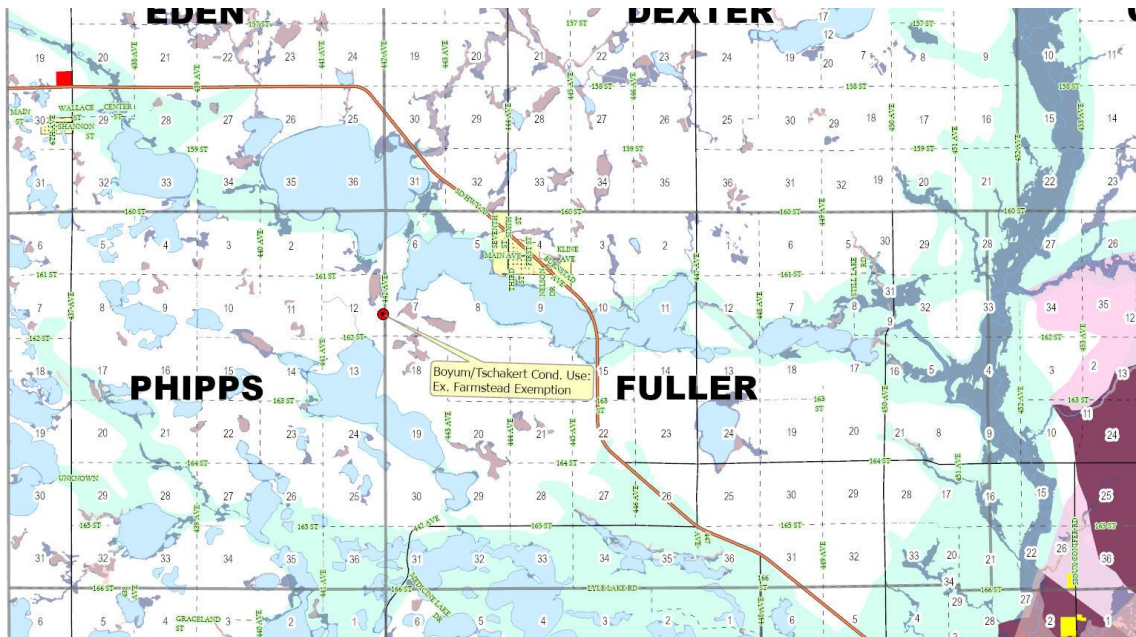
Lat/Long (Proposed home): 45.041019°; - 97.371375°

Action Items –

- Conditional Use Permit – Existing farmstead exemption “B” (3.04.02.44)**
- Conditional Use Permit – Type B Manufactured Home (3.04.02.17)**

Zoning Designation: Agricultural

Request: The applicant seeks create a five-acre lot at the site of an Existing Farmstead for a Type B Manufactured Home.



History/Issue(s):

1. The Tschakert's and their daughters own this “80” together.
2. The home on this lot was utilized as a base of farming activities by the owner/operators prior to October 26, 1976.

3. The home is still used as a base of farming operations.
4. Codington County's Zoning Ordinance does allow for exemption from the 35 acre-minimum lot requirement if the lot is determined to be an existing farmstead which contains at least five acres and thereby affording building rights.
5. The parcel contains an existing farmstead as defined by the Codington County Zoning Ordinance.
6. The applicant intends to place a skirted double-wide (Type B) manufactured home on site to live in.
7. Type B Manufactured Homes require a conditional use permit in the Ag District.
8. The applicant intends to comply with all requirements of the ordinance in reference to manufactured homes.
9. The manufactured home is expected to be "new" so it will not need consent from adjoining property owners.
10. This proposal would also qualify as a "Type A Existing Farmstead Exemption," but creating the individual lot is necessary for financing purposes.

Boyum/Tschakert Conditional Use Permit
Ex. Farmstead Exemption & Type B Manufactured Homes



11. 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:

- a. that the applicant shall plat a lot of at least five (5) acres in accordance with the Codington County Subdivision Ordinance.

Conditional Use Permit – Type B Manufactured Home: The application may be approved, postponed, or denied. Staff recommends approval of the application on the grounds that the property meets the minimum requirements for a residential building site, and the site is appropriate for a Type B Manufactured home.

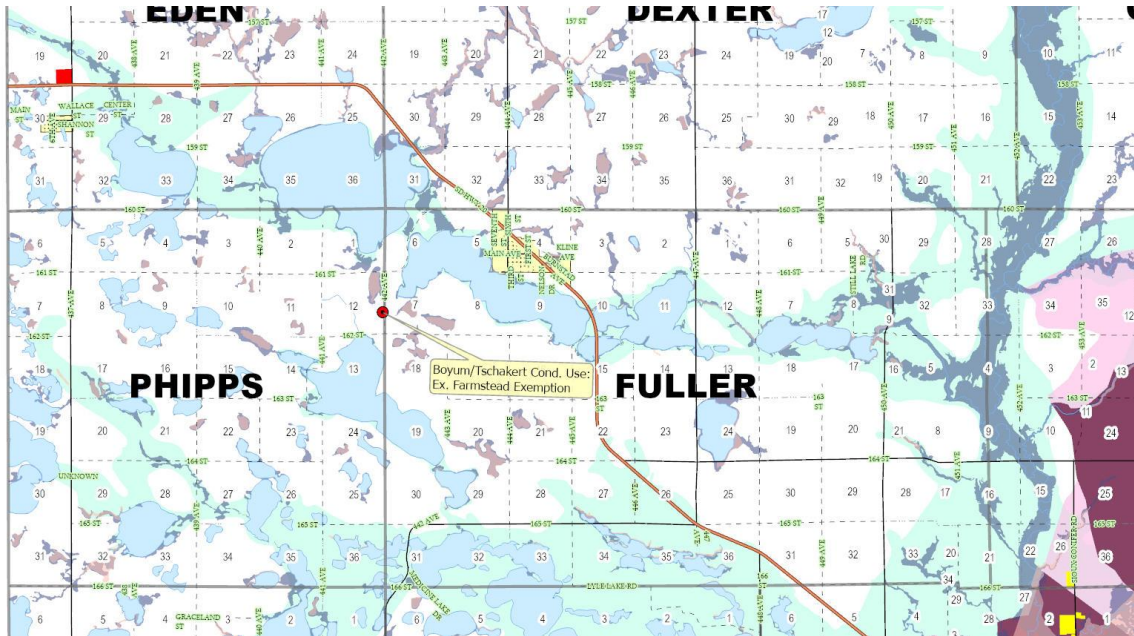
CODINGTON COUNTY PLANNING COMMISSION

ITEM #1 PLAT

Applicant: Shawn and Katrina Boyum

Owner: Katrina Boyum, Tiffany Tschakert, Frank and Sheila Tschakert

Property Description: Coteau Farm Addition located in the Southeast Quarter of Section 12, Township 118 North, Range 55 West of the 5th P.M., Codington County, South Dakota (Phipps Township)

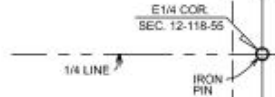


Action Items – Plat approval.

Zoning Designation: Agricultural District

Request: Plat a 5 acre lot at the site of an existing farmstead as required by the Board of Adjustment.

PLAT OF:
COTEAU FARM ADDITION
 LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 12, T118N,
 R55W OF THE 5th P.M., CODINGTON COUNTY, SOUTH DAKOTA
 CONTAINING 5.03 ACRES, MORE OR LESS, OF WHICH 0.35 ACRE IS SECTION LINE RIGHT OF WAY



SCALE 1"=150'
 FEBRUARY 2026

- CAPPED IRON PIN SET "LS 12755"
 - EXISTING MONUMENT AS NOTED
- SUBJECT TO EASEMENTS OF RECORD



17275 449th Ave.
 Watertown, S.D. 57201
 Brandon Huppler
 Cell: (605) 525-9226
 Email: Brandon.Huppler@outlook.com
 Project Number: 20-52 Date: 2/19/2026