

Codington County Planning Commission/Board of Adjustment Minutes

March 7, 2016

The Codington County Planning Commission/Board of Adjustment met for a special meeting on March 7, 2016 at the Codington County Extension Complex. Members of the Planning Commission/Board of Adjustment present were: Bob Fox, Myron Johnson, Charles Rossow, Mel Ries, Rodney Klatt, and Luke Muller (Planner at First District Association of Local Governments/ Codington County Zoning Officer).

Codington County Commissioner Brenda Hanten filled the vacant seat on the board.

Others present were Paul Schwanke and Becky Goens.

Chairman Fox brought the meeting of the Board of Adjustment to order.

Motion by Hanten, second by Johnson, to approve both variances as requested by Thomas Tesch and Paul Schwanke. Tesch and Schwanke are requesting two variances: 1) Existing Farmstead Exemption, and 2) Minimum Lot Width for property located in SW 25 acres of NW1/4, Section 13-T116N-R53W. This property was noticed incorrectly and therefore could not be acted upon at the February 22 meeting. Property is located 200' from the Joint Jurisdictional area. The applicants would like to plat 25 acres and sell the residence and residential building right accordingly. Motion passed unanimously.

Motion by Ries, second by Rossow, to recommend approval to the Board of County Commissioners for the Plat of South Farm Homestead Addition in the NW1/4, Section 13-T116N-R53W as presented by Thomas Tesch and Paul Schwanke. Motion passed unanimously.

Muller advised the Board that all signatures were gathered by Greg Endres for the batch plant to be located on his property for the Highway 212 project this summer.

Brief discussion was held regarding a proposal made to the County Commissioners for microphone and speaker system for the kitchen area.

Motion to adjourn by Hanten, second by Ries. Motion passed unanimously.

Respectfully Submitted,

Becky Goens, Secretary

**MARCH 2016
CODINGTON COUNTY
PLANNING COMMISSION/BOARD OF ADJUSTMENT
STAFF REPORT**

MONDAY – March 7, 2016 – 9:00 a.m.

CODINGTON COUNTY BOARD OF ADJUSTMENT

ISSUE #1 (2) VARIANCES

Applicant/Owner: Thomas Tesch and Paul Schwanke

Property Description: SW 25 acres of NW1/4, **Section 13**-T116N-R53W, Codington County, South Dakota. (Pelican Township)

Zoning Designation: Agricultural

Request: The applicants seek variances from the minimum lot width, minimum lot area (by virtue of existing farmstead exemption) to create a minimum 5 acre lot at the site of an existing farmstead.

History/Issue(s):

1. The applicants will be splitting off the buildings site on the above described property which was used as a base for farming operations prior to 1976.
2. The applicant seeks to plat a 25 acre parcel.
3. Codington County's Zoning Ordinance does allow for variance 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.
4. The parcel contains an existing farmstead as defined by the Codington County Zoning Ordinance.
5. Staff recommendation –***Existing Farmstead Exemption and variance to Minimum Lot Width***- 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 records and site-visit has determined that this parcel was used as an existing farmstead/residential site prior to October 26, 1976.
 - A. The applicant plat a parcel with a minimum 5-acre lot according to the County's subdivision regulations.
 - B. Theodore Tesch and Paul Schwanke sign a letter of assurance transferring the 5 acre building right to the parcel to be created and agreeing that the existing residence and any future residences on the remainder of the quarter section will be required to have a minimum of 35 acres.

Action Item – Variances – Minimum lot size/Existing farmstead exemption (3.04.03.7.b), minimum lot width (3.04.03.2)

CODINGTON COUNTY PLANNING COMMISSION

ISSUE #1 Plat

Applicant/Property Owner: Theodore Tesch and Paul Schwanke

Property Description: Plat of South Farm Homestead Addition in the NW1/4, Section 13-T116N-R53W, Codington County, South Dakota. (Pelican Township)

Zoning Designation: A-Agricultural

Request: Create a 25 acre lot as required Board of Adjustment.

Action Item – Recommendation of Plat approval to County Commissioners.