

Codington County/City of Watertown
Joint Planning Commission/Joint Board of Adjustment Minutes
April 20, 2026

The Codington County/City of Watertown Joint Planning Commission/Board of Adjustment met on April 20, 2026, at the Codington County Extension Complex. Members of the Joint Planning Commission/Board of Adjustment participating were: Brenda Hanten, Bill Speier, Myron Johnson, Liam Culhane, Alternate Rodney Klatt, and Luke Muller (Planner at First District Association of Local Governments/ Codington County Zoning Officer). Absent: Mark O'Neill.

Others present: Chris Zubke, Chad Appelhof, Michelle Kakacek, Colten Ksenych, Mel Ries, Calvin Mack, and Becky Goens.

Chair Hanten brought the meeting of the Joint Board of Adjustment to order at 7:33 pm.

Muller introduced board members. Alternate Rodney Klatt will sit on the board in place of absent member, Mark O'Neill.

Motion by Johnson, second by Culhane, to approve the minutes of the March 2, 2026 meeting. Motion passed unanimously.

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

Motion by Johnson, second by Culhane, to approve a variance to the minimum lot area for Lore Ksenych on property located in SW1/4, SE1/4, SW1/4, Section 16-T116N-R53, Codington County, SD. Ksenych would like to retain building rights at the site of an existing farmstead. Muller reviewed the Staff Report (attached). The public hearing included both variances. No one was present to speak on these variances. Public hearing closed. Muller read the Findings of Fact. There were no questions or objections. Motion passed unanimously.

Motion by Culhane, second by Speier, to approve a variance to the minimum lot width for Lore Ksenych on property located in SW1/4, SE1/4, SW1/4, Section 16-T116N-R53W, Codington County, SD. Muller read the Findings of Fact. There were no questions or objections. Motion passed unanimously.

Muller updated the Board on an enforcement item that happened three years ago with regard to a CAFO. The operation is asking as to whether or not they can switch the requirement for manure spreading.

Motion to adjourn made by Johnson, second by Culhane. Motion passed unanimously.
Meeting adjourned at 7:53 pm.

Respectfully Submitted,

Becky Goens

**APRIL 2026
CODINGTON COUNTY/CITY OF WATERTOWN
JOINT BOARD OF ADJUSTMENT STAFF REPORT**

ITEM #1 (2) VARIANCES:

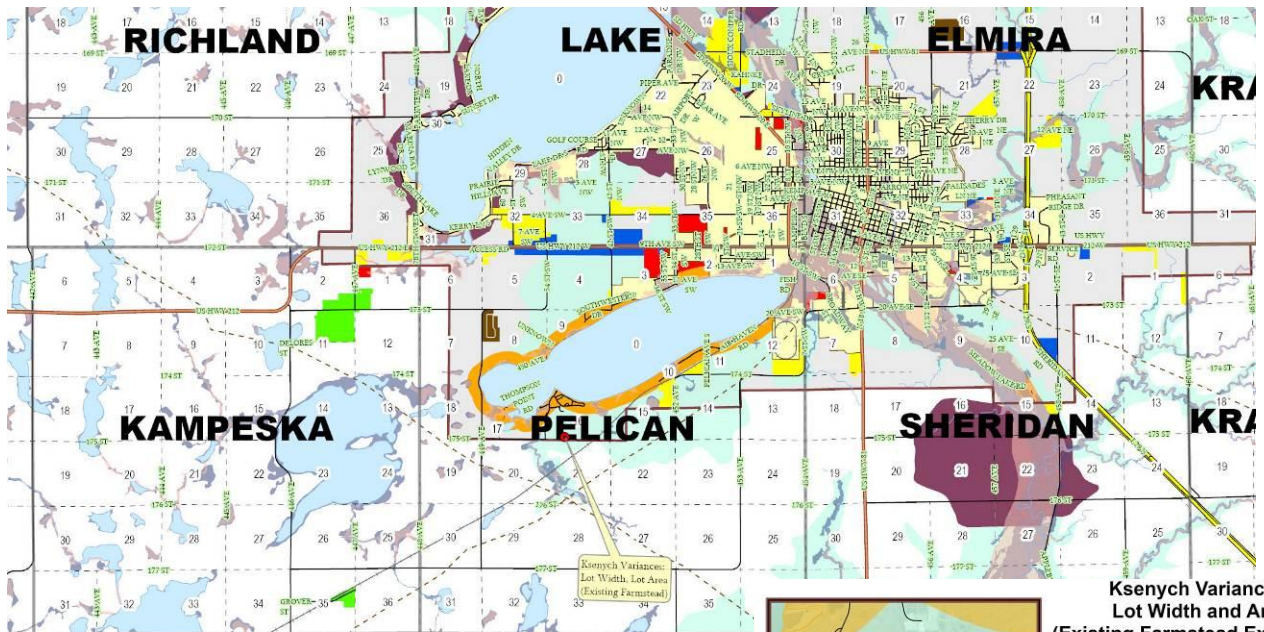
Applicant/Owner: Lore Ksenych

Property Description: The Southwest Quarter of the Southeast Quarter of the Southwest Quarter of Section 16, Township 116 North, Range 53 West of the 5th P.M. (Pelican Township), Codington County, South Dakota

Latitude/Longitude: 44.8473269° / - 97.2031131°

**Action Items –
Variances –**

- Existing farmstead exemption/minimum lot area (3.04.03.7.b),
- Minimum lot width (3.04.03.2)



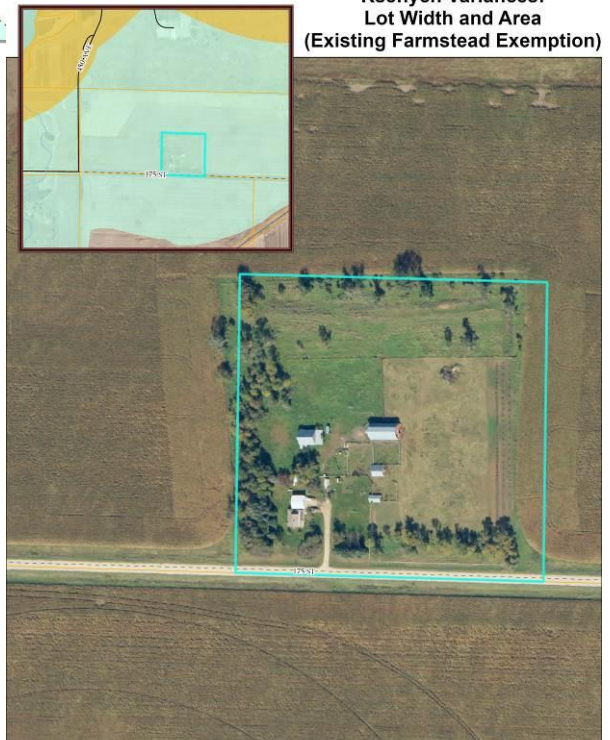
**Ksenych Variances:
Lot Width and Area
(Existing Farmstead Exemption)**

Zoning Designation: Agricultural

Request: The applicant seeks variances from the minimum lot width, minimum lot area (by virtue of existing farmstead exemption) to retain building rights at the site of an existing farmstead.

History/Issue(s):

1. Mrs. Ksenych recently purchased this property with the intent to potentially replace the farmhouse, originally built in 1908.
2. The property was most recently owned by Miller's, then Gabert (before that.)
3. The property was used as a base for farming operations and has remained lived in since prior to October 1976.



4. The Joint 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.
5. The property has been owned in this legal description since the 1980s.
6. The parcel contains an existing farmstead as defined by the Codington County Zoning Ordinance.
7. Policy has been to waive the requirement to replat existing farmsteads which were initially transferred prior to 2004.

Staff recommendation: (Variances)–

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 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.