

## Codington County Planning Board of Adjustment Minutes

May 18, 2026

The Codington County Board of Adjustment met for their monthly meeting on May 18, 2026, at the Codington County Extension Complex. Members of the Board of Adjustment present were Brenda Hanten, Myron Johnson, Calvin Mack, Mark O'Neill, Rodney Klatt, Mel Ries, and Luke Muller (Planner at First District Association of Local Governments/Codington County Zoning Officer). Board member Liam Culhane was absent.

Others present: Terry Little, Carina Little, Nathan Meland, Kathy Meland, Bryan Waege, and Becky Goens.

Chair Hanten brought the meeting to order at 9:22 pm.

Motion by Johnson, second by Mack, to approve the April 20, 2026 meeting minutes. Motion passed unanimously.

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

Motion by O'Neill, second by Mack, 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 the Conditional Use Permit request by Francis and Shelly Strohfus to retain building rights at the site of an existing farmstead. Property is located in a portion of the SW1/4 of Section 10-T116N-R55W, Codington County, to be known upon platting as F and S Strohfus Addition in SW1/4, Section 10-T116N-R55W. Muller read the Staff Report (attached). Staff recommends approval subject the applicant plat a lot of at least five acres. No one was present to speak on this request. Public hearing closed. Muller read the Findings of Fact. There were no questions or objections. Motion passed unanimously.

Motion by Johnson, second by Mack, to approve the Conditional Use Permit request by Terry and Carina Little to create a lot less than 35 acres at the site of an existing farmstead. Property is located in a portion of SW1/4 of NW1/4, Section 19-T116N-R52W. Muller read the Staff Report (attached). If approved, applicant will be required to plat a lot of at least five acres; record a deed creating a separate 35-acre lot; and a second residence may be constructed in the same quarter-quarter section prior to platting a second lot as long as the new residence is on a lot with at least 35 acres. No one was present to speak on this request. Public hearing closed. Muller read the Findings of Fact. There were no questions or objections. Motion passed unanimously.

Motion by Johnson, second by Ries, to approve the Conditional Use Permit for Nathan and Kathy Meland. They are requesting to create a lot of less than 35 acres (7.9 acres) at the site of an existing farmstead in a portion of SE1/4, Section 5-T119N-R55W. If approved, the

application will be required to plat a lot of at least five acres and the applicant agree the granting to this Conditional Use Permit does not allow a second residence in the same quarter-quarter section. Muller read the Staff Report (attached). No one was present to speak on this request. Public hearing closed. Muller read the Findings of Fact. There were no questions or objections. Motion passed unanimously.

Motion by Johnson, second by Klatt, to approve the Conditional Use Permit request made by Bryan Waege to create a grass runway for personal, recreational aircraft and an accessory storage building. Property is located in Lot 2, Section 4-T118N-R52W, in the Sisseton-Wahpeton Indian Reservation, Codington County. Muller read the Staff Report (attached). If approved, the applicant will be required to sign a Letter of Assurance agreeing to the following conditions:

**(1) Effective Date and Transferability:**

- a. As of the approval date of signing the letter of assurance this permit shall authorize the use of the property for a private airstrip for the use of remote control aircraft (and accessory structures).
- b. This permit does not authorize the use of this property for any commercial events or commercial operation of the airstrip for any purpose. A separate conditional use permit is required to convert this private airstrip permit into a commercial permit.
- c. Any use of this airstrip for purposes other than as a remote control aircraft airstrip are prohibited and subject to Section 3 (Violations)
- d. The Conditional Use permit is transferable. Subsequent owners/operators shall agree to the same conditions described herein.

**(2) General Requirements:**

- a. No junk or salvage materials may be stored on site.
- b. The on site storage of petroleum products (gas, oil, solvents) in excess of 100 gallons is prohibited
- c. Applicant shall agree to comply with all applicable state and federal requirements for operation of remote control aircraft leaving the airstrip and shall demonstrate such compliance upon request of the zoning officer.
- d. The Grantor further agrees to notify the following entities of the location (legal description & Latitude/Longitude coordinates) of the airstrip via certified mail:

- |                                |                               |
|--------------------------------|-------------------------------|
| 1. Wilbur-Ellis Air LLC        | 2. Watertown Regional Airport |
| 45149 152 <sup>nd</sup> Street | 550 Airport Drive             |
| Summit, SD 57266-5112          | Watertown, SD 57201           |

**(3) Violations**

Any failure to comply with the terms of this agreement will be deemed a violation of the terms of this Conditional Use permit. Violations will be determined by the Codington County Zoning Officer. If violations are substantiated the Board of Adjustment may hold a hearing to consider revocation of this Conditional Use Permit.

No one was present to speak on this request. Public hearing closed. Muller read the Findings of Fact. There were no questions or objections. Motion passed unanimously.

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

Motion by Klatt, second by Ries, to recommend approval to the Board of County Commissioners the Plat of Appelhof Addition in the NE1/4, Section 13-T116N-R51W, Codington County, SD. Motion passed unanimously.

Motion by O'Neill, second by Ries, to recommend approval to the Board of County Commissioners the Plat of F and S Strohfus Addition in the SW1/4, Section 10-T116N-R55W, Codington County, SD. Motion passed unanimously.

Motion by O'Neill, second by Ries, to recommend approval to the Board of County Commissioners the Plat of Spurrell Addition in the SE1/4, Section 34-T117N-R53, Codington County, SD. Motion passed unanimously.

Motion to adjourn made by Johnson, second by O'Neill. Motion passed unanimously. Meeting adjourned at 9:47 pm.

Respectfully Submitted,

Becky Goens

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

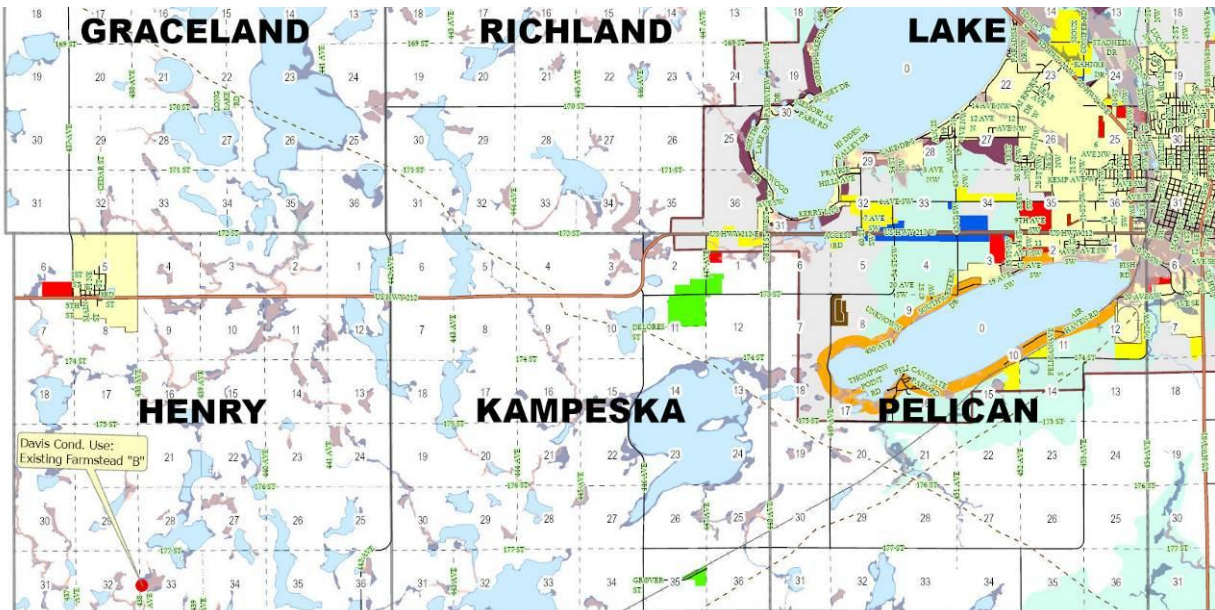
**ITEM #1 CONDITIONAL USE PERMIT**

**Applicant/Owner: Francis and Shelly Strohfus**

**Property Description:** A portion of the Southwest Quarter of Section 10, Township 116 North, Range 55 West of the 5<sup>th</sup> P.M. Codington County, South Dakota; to be known upon platting as F and S Strohfus Addition in the Southwest Quarter of Section 10, Township 116 North, Range 55 West of the 5<sup>th</sup> P.M. Codington County, South Dakota. (Henry Township).

**Lat/Long (Proposed home):** 44.864768°; - 97.431200°

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



**Zoning Designation:** Agricultural

**Request:** The applicant seeks to retain building rights at the site of an Existing Farmstead.

**History/Issue(s):**

1. The Strohfus' propose to split the house from the remaining farmland as part of estate planning.
2. A home on this lot was utilized as a base of farming activities by the owner/operators prior to October 26, 1976.
3. The home on site has remained occupied.
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. 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

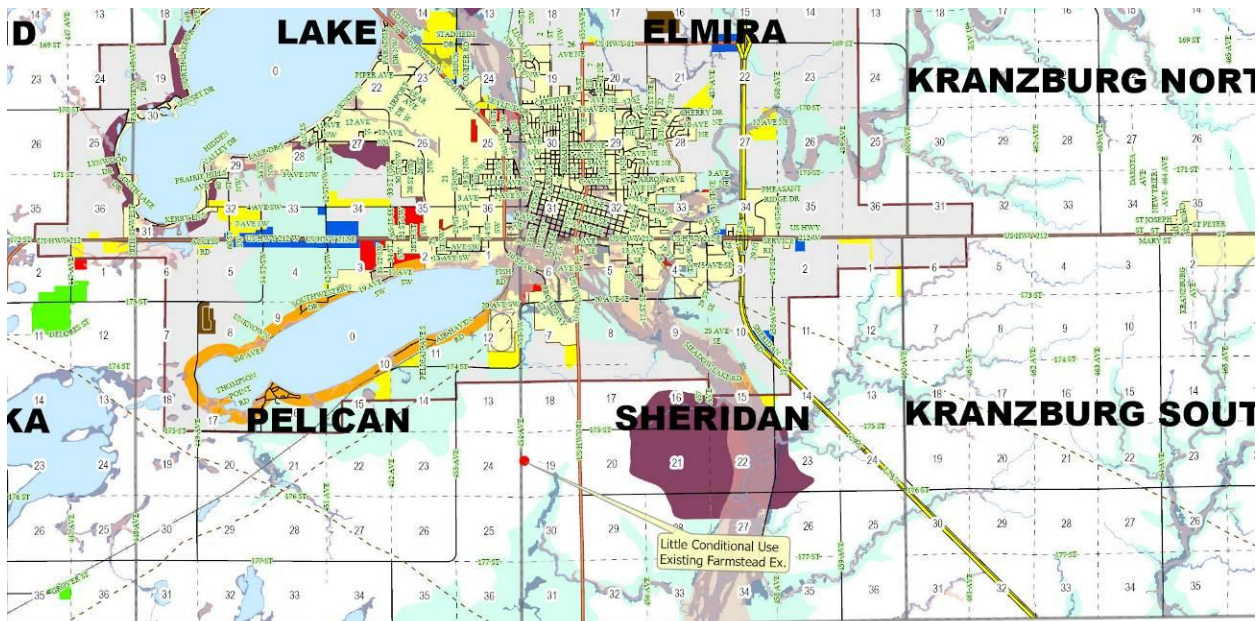
site-visit has determined that this parcel is under contiguous ownership of an existing farmstead/residential site prior to October 26, 1976. If approved it should be done so on the following conditions:

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

## **ITEM #2 CONDITIONAL USE PERMIT**

**Applicant/Owner: Terry and Carina Little**

**Property Description:** A portion of the Southwest Quarter of the Northwest Quarter of Section 19 Township 116 North, Range 52 West of the 5th P.M. (Sheridan Township), Codington County, South Dakota.



**Lat/Long (Existing Approach):** 44.842641°; -97.126902°

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

**Zoning Designation:** Agricultural

**Request:** The applicant seeks Existing Farmstead Exemption to create a lot with less 1,300 feet in width and potentially less than 35-acres on the same legal description as an existing farmstead.

### **History/Issue(s):**

1. The Littles seek to construct a second house in the same quarter-quarter section as the existing farmstead.
2. The property was a base for farming operations since prior to 1976.
3. The Little’s intend to allow a family member to purchase / occupy the existing house. They may transfer 35 acres in a narrow lot at some point in the future, but want to reserve the right to create a lot of less than 35-acres while authorizing the second house in the same quarter-quarter.

4. Codington County's Zoning Ordinance does allow for decrease from the 35 acre-minimum lot requirement/density per quarter-quarter if the lot is determined to be an existing farmstead which contains at least five acres and thereby affording building rights.
5. It appears the parcel contains an existing farmstead as defined by the Codington County Zoning Ordinance.

**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 site visit and review of equalization records has determined that this parcel contained a house that was assessed similarly to occupied houses less than fifty (50) years ago; and was used as a base of farming operations 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.
- b. A second residence may be constructed in the same quarter-quarter section prior to platting a second lot as long as the new residence is on a lot with at least thirty-five acres.

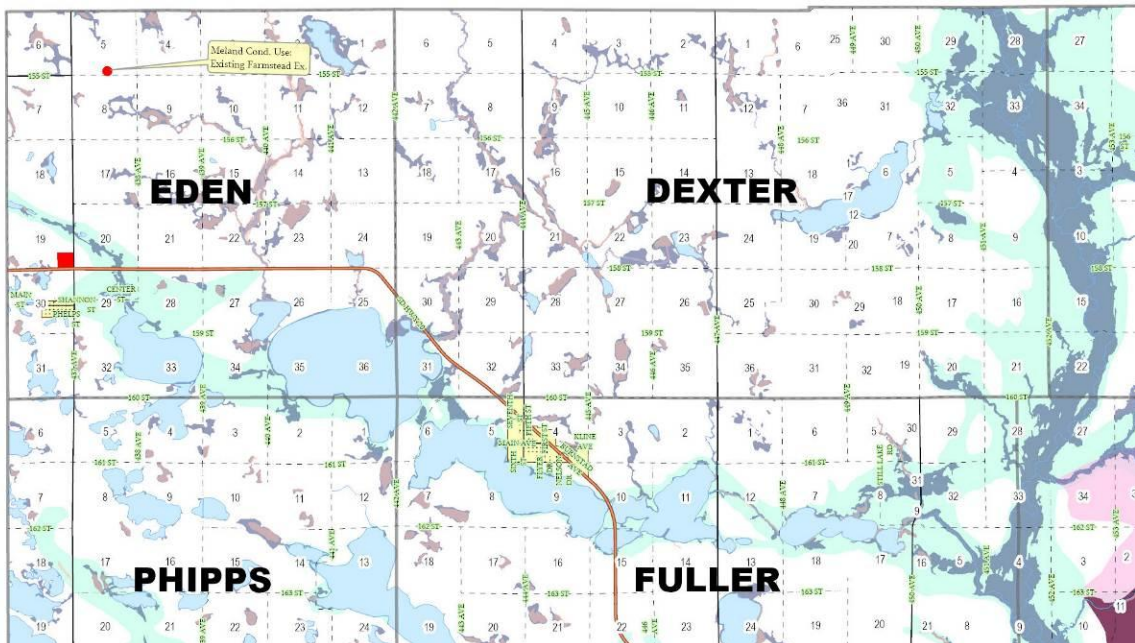
### **ITEM #3 CONDITIONAL USE PERMIT**

**Applicant/Owner: Nathan and Kathy Meland**

**Property Description:** A portion of Southeast Quarter of Section 5, Township 119 North, Range 55 West, Codington County, South Dakota. (Edent Township).

**Lat/Long (Existing Approach):** 45.137462°; - 97.462037°

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



**Zoning Designation:** Agricultural

**Request:** The applicant seeks Existing Farmstead Exemption to create a lot with less than 35-acres on the same legal description as an existing farmstead.

**History/Issue(s):**

1. The Melands own the above described property and farm all but the old building site.
2. The property was a base for farming operations since prior to 1976.
3. Current owners do not recall the residence being occupied.
4. After a review of Director of Equalization records a house was located on that property with an assessed value similar to surrounding occupied residences; indicating it was occupied.
5. 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.
6. It appears the parcel contains an existing farmstead as defined by the Codington County Zoning Ordinance.
7. The Board has the ability to attach conditions it deems fit to meet the intent of the ordinance.
8. In one similar instances (Howey 2011; Lagondinski 2025), with no anecdotal evidence, only equalization records the Board of Adjustment allowed the Farmstead Exemption provided the applicant agree that no other house be constructed in the same Quarter-Quarter Section.

**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 site visit and review of equalization records has determined that this parcel contained a house that was assessed similarly to occupied houses less than fifty (50) years ago; and was used as a base of farming operations 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.
- b. Property Owner/Applicant agree that the granting of this conditional use permit does not allow a second residence in the same quarter-quarter section (NW1/4 of NW1/4).

**ITEM #4 CONDITIONAL USE PERMIT**

**Applicant:** Bryan Waege

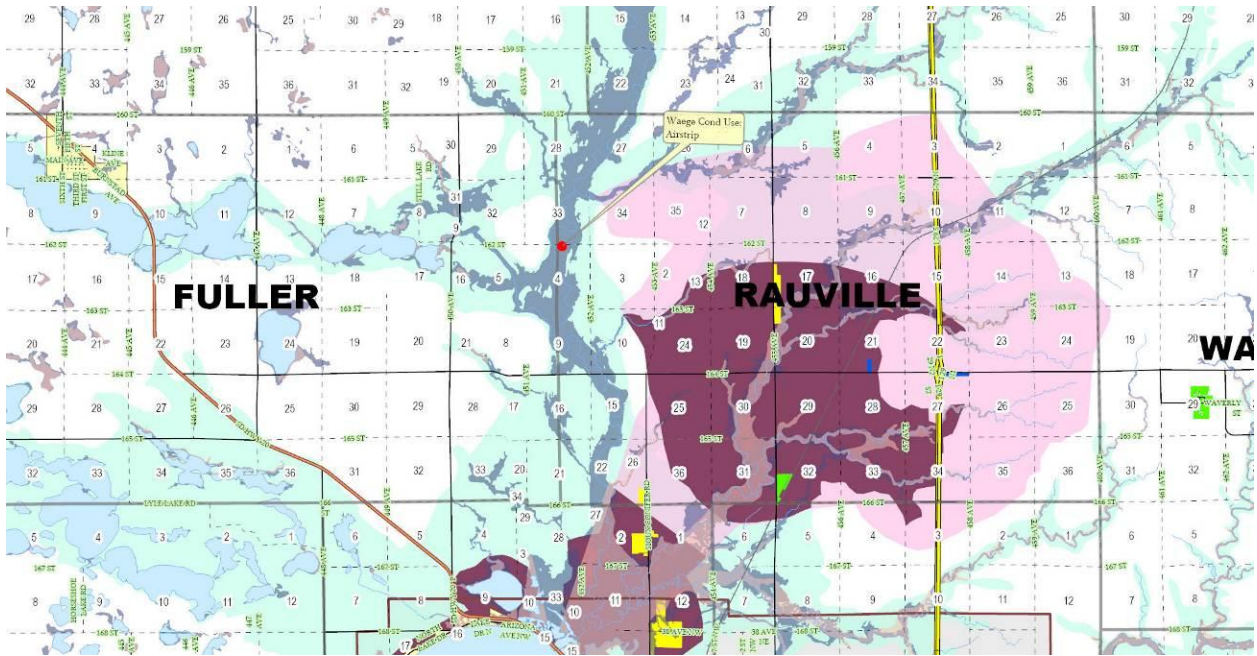
**Property Description:** Lot 2, Section 4 Township 118 North Range 52 West of the 5<sup>th</sup> P.M. (Rauville Township) , in the Sisseton-Wahpeton Indian Reservation, Codington County, South Dakota.

**Lat/Long (Existing Approach):** 44.926605°; -97.146618°

**Action Items – Conditional Use Permit – Airstrip (3.04.02.33)**

**Zoning Designation:** A – Agricultural/Zone C Aquifer Protection District

**Request:** Applicant requests to construct a private airstrip for recreational/remote control aircraft.



**Specifics of Property/Request:**

1. The applicant owns and flies recreational, remote control aircraft. Though not prohibited by zoning ordinance, he has not, nor does not intend to use the airstrip for drones.
2. The applicant owns the property currently where it is planted for conservation purposes.
3. Mr. Waege intends to remove roughly a 660' x 660' portion from CRP for the airstrip.
4. Improvements to the property will include:
  - a. A 450' x 30' airstrip running north-northwest to south-southeast (the nearest point to 162<sup>nd</sup> Street right-of-way greater than 330'.
  - b. 12' x 24' shed for storage of equipment relating to property maintenance.

**Ordinance/Land Use Plan:**

1. The comprehensive land use plan lists certain considerations for airstrips and (mostly) airports.
2. Applicant agrees to meet all federal and state requirements for operation of remote control aircraft.
3. No disruption of service is anticipated for utilities and telecommunications.
4. Applicant submitted site plan in relation to runway protection zone of Watertown Airport.
5. Disruption of neighboring land uses is expected to be minimal since the site is not intended for commercial use, and the airstrip is for small (remote control) aircraft.
6. The airstrip will not create a significant increase in traffic since it will be for private use.
7. Since the airstrip will be graded earth/grass, and the remainder of the property is in CRP; stormwater runoff is not anticipated to be an issue.
  - a. The area disturbed will be less than an acre and thus does not require a stormwater permit from DANR.
8. The property is not currently in the 100 year floodplain (regulated) but is indicated preliminarily in the 100 year floodplain. If the proposed floodplain is required by FEMA to be adopted at some point int the future, it will affect the elevation and location of structures on the lot, but the airstrip itself would be unaffected.
9. The site uses a field approach to 162<sup>nd</sup> Street (township road).
10. Adequate space is available for anticipated parking.
11. The applicant will not make any changes to parking, access, lighting, garbage, sanitary sewer/septic, nor provisions of utilities as a result of this application.

Staff Summary and Recommendation:

- **Conditional Use – Airstrip:** The Board has the option to approve, deny, or postpone the request. If approved, staff recommends the following conditions:

(4) **Effective Date and Transferability:**

- a. As of the approval date of signing the letter of assurance this permit shall authorize the use of the property for a private airstrip for the use of remote control aircraft (and accessory structures).
- b. This permit does not authorize the use of this property for any commercial events or commercial operation of the airstrip for any purpose. A separate conditional use permit is required to convert this private airstrip permit into a commercial permit.
- c. Any use of this airstrip for purposes other than as a remote control aircraft airstrip are prohibited and subject to Section 3 (Violations)
- d. The Conditional Use permit is transferable. Subsequent owners/operators shall agree to the same conditions described herein.

(5) **General Requirements:**

- a. No junk or salvage materials may be stored on site.
- b. The on site storage of petroleum products (gas, oil, solvents) in excess of 100 gallons is prohibited
- c. Applicant shall agree to comply with all applicable state and federal requirements for operation of remote control aircraft leaving the airstrip and shall demonstrate such compliance upon request of the zoning officer.
- d. The Grantor further agrees to notify the following entities of the location (legal description & Latitude/Longitude coordinates) of the airstrip via certified mail:

3. Wilbur-Ellis Air LLC  
45149 152<sup>nd</sup> Street  
Summit, SD 57266-  
5112

4. Watertown Regional Airport  
550 Airport Drive  
Watertown, SD 57201

(6) **Violations**

Any failure to comply with the terms of this agreement will be deemed a violation of the terms of this Conditional Use permit. Violations will be determined by the Codington County Zoning Officer. If violations are substantiated the Board of Adjustment may hold a hearing to consider revocation of this Conditional Use Permit.

**CODINGTON COUNTY PLANNING COMMISSION**

**ITEM #1 PLAT**

**Applicant/Owner: Chad Appelhof**

**Property Description:** Appelhof Addition in the Northeast Quarter of Section 13, Township 116 North, Range 51 West of the 5th P.M. (Kranzburg (S) Township), Codington County, South Dakota

**Action Items – Plat approval.**

**Zoning Designation:** Ag District

**Request:** Plat a five (5) acre parcel at the site of an existing farmstead. Letter of Assurance agreeing that remainder of the legal description will not have residential building rights is still required according to the conditional use permit.

**ITEM #2 PLAT**

**Applicant/Owner:** Francis and Shelly Strohfus

**Property Description:** F and S Strohfus Addition in the Southwest Quarter of Section 10, Township 116 North, Range 55 West of the 5<sup>th</sup> P.M. Codington County, South Dakota. (Henry Township).

**Action Items – Plat approval.**

**Zoning Designation:** Ag District

**Request:** Plat a sixteen (16) acre parcel at the site of an existing farmstead.

**ITEM #3 PLAT**

**Applicant/Owner:** Greg Smith/Marylin Spurrell

**Property Description:** Spurrell Addition in the Southeast Quarter (SE1/4) of Section 34, Township 117 North, Range 53 West of the 5<sup>th</sup> P.M., Codington County, South Dakota.

**Action Items – Plat approval.**

**Zoning Designation:** Ag District

**Request:** Plat a five (5) acre parcel at the site of an existing farmstead.