SEPTEMBER 21, 2026
CODINGTON COUNTY
PLANNING COMMISSION/BOARD OF ADJUSTMENT
STAFF REPORT

MONDAY – SEPTEMBER 21, 2026 – 7:30 p.m.

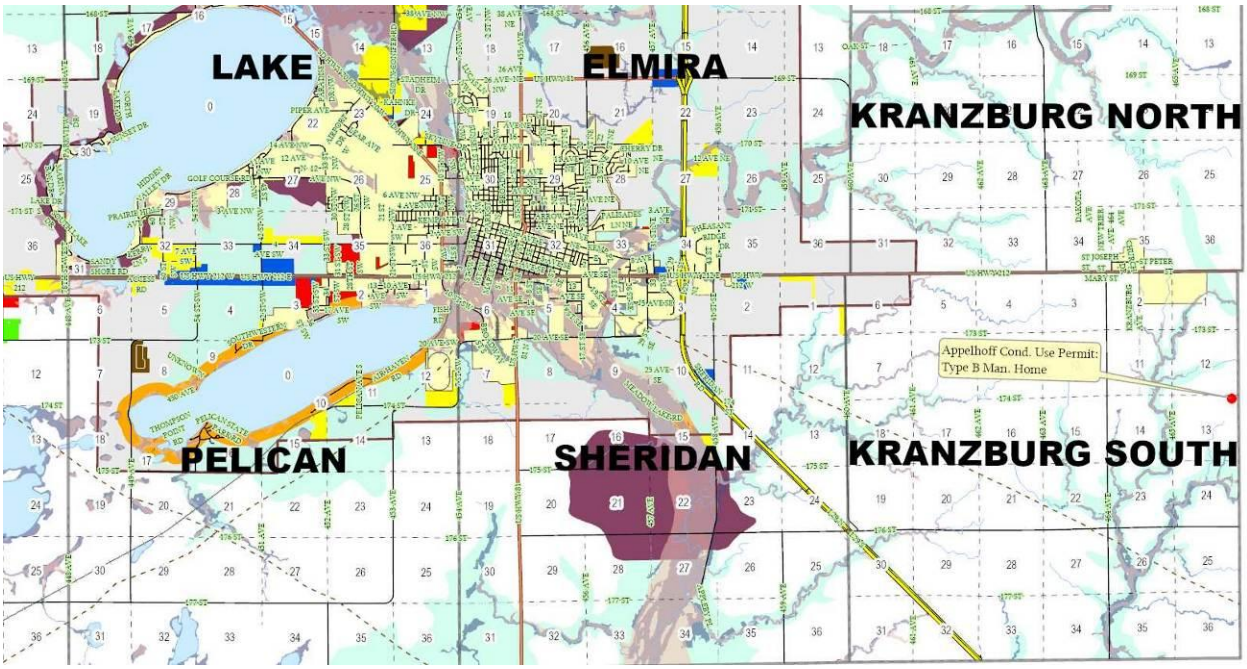
ITEM #3 CONDITIONAL USE PERMIT

Applicant/Owner: Austin Appelhof

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

Lat/Long *(Approach): 44.861565°; - 96.884460°*

Action Items – Conditional Use Permit – Type B Manufactured Home



Zoning Designation: Agricultural

Request: The applicant seeks to allow a Type B Manufactured Home on the above lot.

History/Issue(s):
1. The applicant recently purchased the above legal description from his parents.
2. This property was granted existing farmstead exemption on April 20, 2026.
3. The applicant intends to place a 27’ x 67’ skirted double-wide (Type B) manufactured home on site to live in. (Double-wide manufactured homes are a “Permitted Use” if placed on a permanent foundation.)
4. Type B Manufactured Homes require a conditional use permit in the Ag District.

5. The applicant intends to comply with all requirements of the ordinance in reference to manufactured homes.
6. The manufactured home is “new” so it will not need consent from adjoining property owners.

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.



ITEM #2 VARIANCE

Applicant/Owner: Dave and Karla Kleinsasser

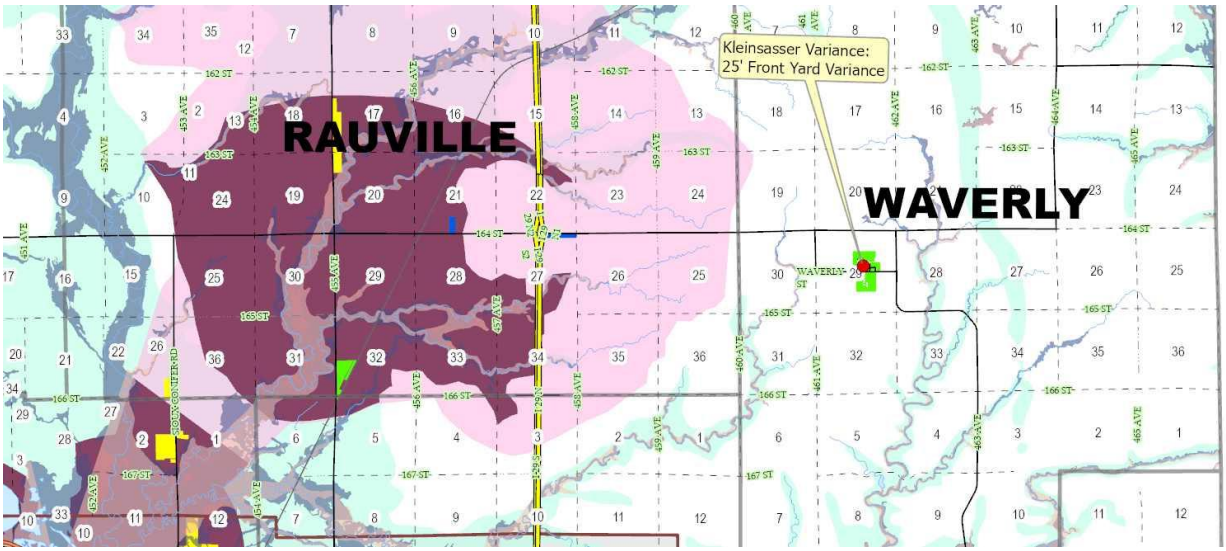
Property Description: Lots 12-14, Block 3 in the Plat of Waverly Village in Section 29-T118N-R51W, Codington County, South Dakota. (Waverly Township).

Lat/Long *(Proposed Addition): 44.9997791°; - 96.9723539°*

Action Items –
Variance – 25’ Front Yard Setback (3.04.03)

Zoning Designation: TD – Town District

Request: The applicant seeks build a home addition in line with the existing home and accessory structure.



History/Issue(s):

1. The Kleinsasser's recently purchased this property.
2. The Kleinsasser's propose to construct a 41' x 40' addition on the existing house.
3. Existing structures are located on or over the right-of-way line.
4. None of the proposed addition will be constructed in the right-of-way.
5. The two applicable rights-of-way are "oversized."
    a. Second Street = 75'
    b. First Avenue = 100'
6. The Kleinsasser's submitted a letter consenting to the proposed location of the addition by the Waverly Township Board.
7. The parcel contains an existing farmstead as defined by the Codington County Zoning Ordinance.
8. These lots contain the only structures built at the right-of-way line on the south side of First Avenue. All lots on the north side of First Avenue on this block are located at the right-of-way line.



Ordinance/Land Use Plan: 25' Variance

1. The minimum required front yard setback is 25' from the right-of-way.
2. The Board has allowed the location of conditional uses to be located at the right-of-way line on this Avenue in Waverly (Former Steakhouse).
3. The variance will run the length of the property, allowing for the reconstruction of existing structures, however nothing will allow the construction of any structure(s) in the right-of-way.

Staff Summary and Recommendation:

Variance –25' Front Yard Variance (Build at the 1st Avenue Right-of-way line): The Board has the option to approve, deny, or postpone the request to replace an existing shed with a larger shed, in the same location as an existing shed.

- *Approval would be based upon:*
  a. The request is to build in-line with existing structures on the lot(s).
  b. Waverly Township (Road Authority) submitted consent to the proposed addition/location.
  c. Existing structures on both sides of the block are as close to the right-of-way line.
  d. The unique size of the lot and configuration of structures on the lot which pre-date the ordinance.
  e. The Board would only consider approving other similar requests meeting the unique circumstances.
  f. Further, the intent of the Town District may be met if the following condition is met:
     1. Any portion of the existing house located over the right-of-way shall be removed prior to the completion of the proposed addition.

- The request could be *denied* based upon:

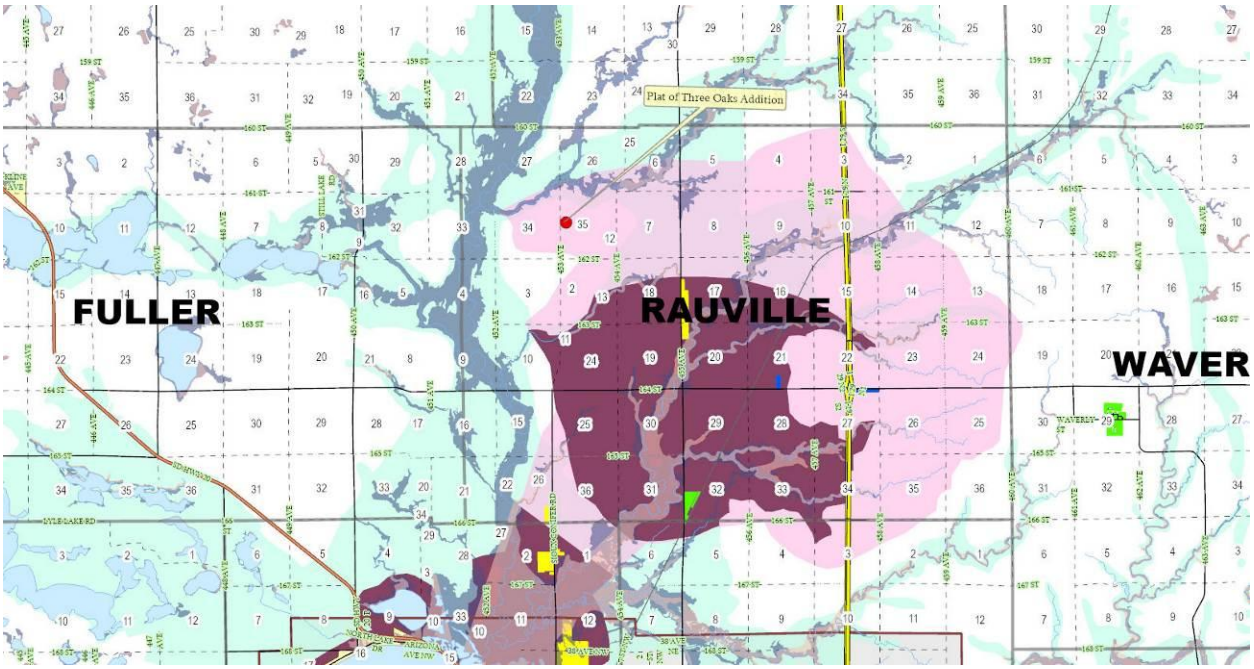
  a. Nonconforming structures are not to be used as the basis for granting variance The size of the lot is not unique.
  b. Adequate space for an addition exists on this parcel (off the southwest corner).

CODINGTON COUNTY PLANNING COMMISSION

ITEM #1 PLAT

Applicant/Owner: Three Oaks Farms

Property Description: Three Oaks Farms Addition in the Northwest Quarter of Section 35, Township 119 North, Range 52 West of the 5th P.M. (Rauville Township), Sisseton and Wahpeton Indian Reservation, Codington County, South Dakota.



Action Items – Plat approval.

Zoning Designation: Ag District

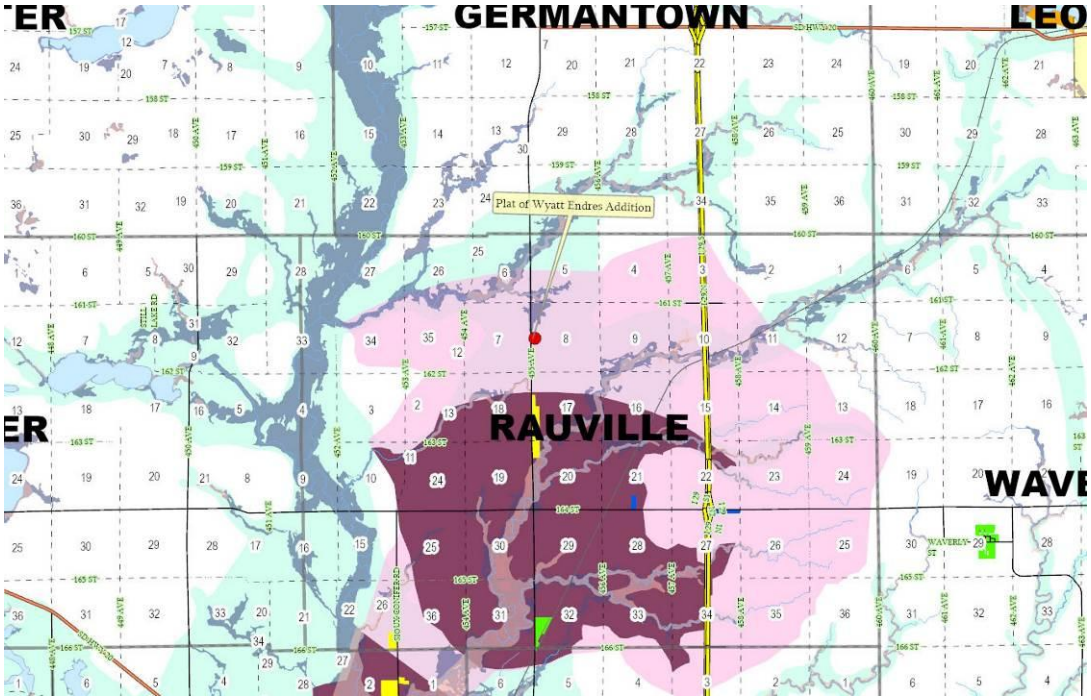
Request: Plat a 12-acre parcel at the site of an existing farmstead granted exemption on July 20, 2026.



ITEM #2 PLAT

Applicant/Owner: Nick Endres

Property Description: Wyatt Endres Addition in the Northwest Quarter of Section 8, Township 118 North, Range 52 West of the 5th P.M. Codington County, South Dakota. (Rauville Township).



Action Items – Plat approval.

Zoning Designation: Ag District

Request: Plat a five-acre parcel at the site of an existing farmstead granted exemption on September 18, 2006. Existing house will now occupy the building right of the SW1/4 of the NW1/4 of this section.



ITEM #3 DISCUSSION: Battery Energy Storage Ordinance