

MARSHALL COUNTY APPLICATION FOR CONDITIONAL USE

DATE: 1/19/2022

To: Marshall County Planning and Zoning Commission
PO Box 9
Britton, SD 57430

The undersigned do hereby request a conditional use from the Marshall County Zoning Ordinance as provided by Article _____ Section _____ for the purpose of 16 unit housing unit

Legal Description: Lots 6, 7, 8, 9, 10 of Olson Outlots located in the Northeast Quarter of the Northwest Quarter (NE1/NW1/4) of Section 26, Township 127N, Range 58 West of the 5th P.M., Marshall County, State of South Dakota except Lot H-2.

Reason: We would like to convert the former R¹D Parts Store / HWY 10 Furniture building into slab on grade, single family, apartment units. Each unit would be similar to a hotel unit. The building would have a commercial kitchen, commons space, and training rooms as well. 16 total units. Workforce housing.

Applicant's Name: Luke Kraft Phone: (605)-237-9156

Address: 1305 9th Street PO Box 93 Britton, SD 57430

Applicant's Signature: 

Owner's Signature (if different than applicant): _____

For Internal Office Use Only:

Date Received: 1/19/22 Fees (non-refundable): \$150.00 Paid: YES NO

Inspection Report: See staff report

Date of Hearing by Planning and Zoning Commission: February 15th, 2022

Action taken by Planning and Zoning Commission: _____

STAFF REPORT
February 15, 2022

APPLICATION FOR CONDITIONAL USE FOR 16 UNIT HOUSING

GENERAL INFORMATION:

PETITIONER	Luke Kraft
REQUEST	Application for Conditional Use for 16-unit housing
LEGAL DESCRIPTION	LOTS 6-7 & 8 OLSON'S OUTLOTS (EXC. LOT H1) & LOTS 9 & 10 OLSON'S OUTLOTS (EXC. LOT H1) of Section 26, T127N, R58W
CURRENT ZONING	Highway Commercial (HC)
SURROUNDING ZONING	Agricultural Fringe Protection District (AGFP), Residential (R-1)
REPORTED BY	Erin Collins-Miles

GENERAL COMMENT: Luke Kraft has requested a Conditional Use from the Marshall County Zoning Ordinance to construct 16 housing units within the structure which currently exists on the properties described above.

REVIEW: Each unit will contain two beds and house up to two people. There would be up to thirty-two tenants within the housing units at one time. The applicant states that apartments and rental houses within Britton are being tied up for other potential renters as rent is being paid for the full year, but these properties are still sitting vacant for several months out of the year. Required breaks for employees can leave rentals empty for a maximum of 5 months out of the year. The Housing Unit proposal would allow more rental availability within the city of Britton.

The applicant also states that the political program which allows their employees to come here to work could disappear at any time, which would cause a building that was customized for a specific purpose to become vacant. Leaving the property zoned as HC would allow for the building to be used for retail purposes if the project does not go through.

NOTICE OF HEARING - APPLICATION FOR CONDITIONAL USE FOR 16 UNIT HOUSING

Notice is hereby given that the Marshall County Planning & Zoning Board will meet on February 15, 2022 at 9:00 a.m. at the Marshall County Courthouse Commissioners Chambers, concerning the following application for a Conditional Use from the Marshall County Zoning Ordinance.

Luke Kraft has requested a Conditional Use from the Marshall County Zoning Ordinance to construct 16 housing units within the structure which currently exists on the properties described as LOTS 6-7 & 8 OLSON'S OUTLOTS (EXC. LOT H1) & LOTS 9 & 10 OLSON'S OUTLOTS (EXC. LOT H1) of Section 26, T127N, R58W.

Erin Collins-Miles
Planning & Zoning Administrator

Published once at the approximate cost of

For publication: February 2, 2022

2T (Feb 2-9)
**NOTICE OF HEARING
- APPLICATION FOR
CONDITIONAL USE FOR 16
UNIT HOUSING**

Notice is hereby given that the City of Britton Planning & Zoning Board will meet on February 14, 2022 at 6:35 p.m. at the Britton Area Event Center Conference Room, concerning the following application for a Conditional Use from the Marshall County Zoning Ordinance.

Luke Kraft has requested a Conditional Use from the Marshall County Zoning Ordinance to construct 16 housing units within the structure which currently exists on the properties described as LOTS 6-7 & 8 OLSON'S OUTLOTS (EXC. LOT H1) & LOTS 9 & 10 OLSON'S OUTLOTS (EXC. LOT H1) of Section 26, T127N, R58W.

George Flanery, Planning & Zoning Administrator
Published twice at the approximate cost of \$13.26.

MARSHALL COUNTY PLANNING & ZONING COMMISSION
P.O.BOX 9
BRITTON, SOUTH DAKOTA 57430
605.448.7540

January 31, 2022

Dear Property Owner,

Notice is hereby given that the Marshall County Planning & Zoning Board will meet on February 15, 2022 at 9:00 a.m. at the Marshall County Courthouse Commissioners Chambers, concerning the following application for a Conditional Use from the Marshall County Zoning Ordinance.

Luke Kraft has requested a Conditional Use from the Marshall County Zoning Ordinance to construct 16 housing units within the structure which currently exists on the properties described as LOTS 6-7 & 8 OLSON'S OUTLOTS (EXC. LOT H1) & LOTS 9 & 10 OLSON'S OUTLOTS (EXC. LOT H1) of Section 26, T127N, R58W.

As an adjacent landowner, you are being notified of the hearing. Any comments or concerns should be expressed at the scheduled hearing or stated in a letter forwarded to our office prior to the said hearing. If you have any questions, please contact our office.

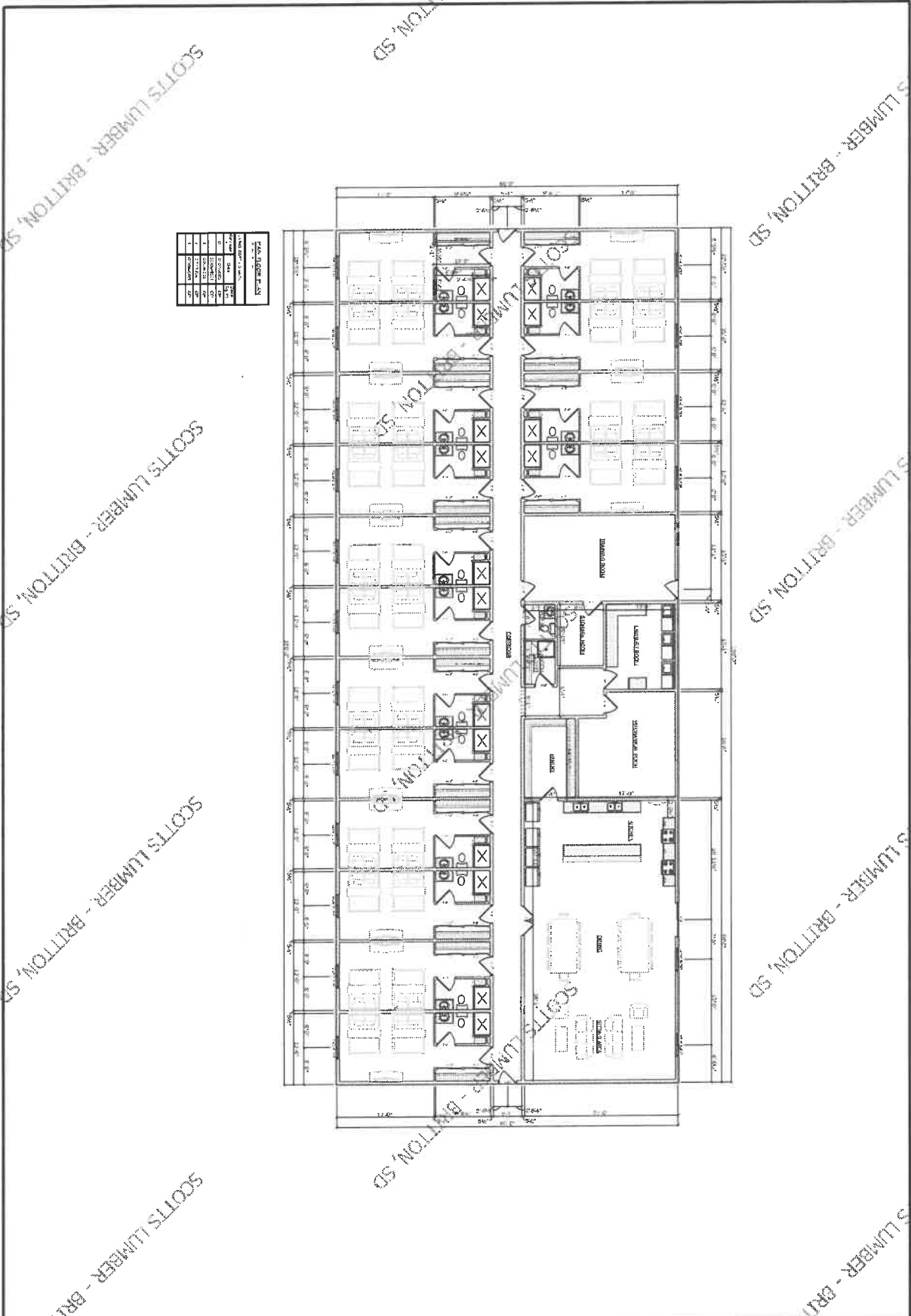
Sincerely,

Erin Collins-Miles

Erin Collins-Miles
Planning and Zoning Administrator

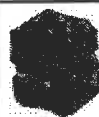
Sent to the following adjacent landowners on 1/31/2022:

1. Britton City – PO Box 126 Britton, SD 57430
2. John Fisher – 10390 416th Ave. Britton, SD 57430
3. Terry & Wendy Blegen – 1411 Vander Horck St. Britton, SD 57430
4. Richard Wismer – 1502 Vander Horck St. Britton, SD 57430
5. Rhonda & Chad Hardina – PO Box 94 Britton, SD 57430



FIN. LUMBER PLAN	
NO. OF SHEETS	1
NO. OF SHEETS USED	1
NO. OF SHEETS LEFT	0
NO. OF SHEETS MISSING	0
NO. OF SHEETS DAMAGED	0
NO. OF SHEETS REWORKED	0
NO. OF SHEETS ON HAND	0
NO. OF SHEETS IN STOCK	0

These drawings are based on information provided to us by the owner and are not a liability for the accuracy of any information contained herein. The drawings are not to be used for any other purpose without the express written consent of Scott's Lumber. The drawings are not to be used for any other purpose without the express written consent of Scott's Lumber. The drawings are not to be used for any other purpose without the express written consent of Scott's Lumber.



Scott's Lumber

767 Vander Horck, Britton, SD

PHONE:
(605) 448-5283
FAX:
(605) 448-8218
www.scottslumber.com

DRAWN BY: orlin.punt@scottslumber.com
PLOT DATE: Thursday, August 26, 2021
JOB: Kraft, Luke Bldg Remodel

SALESMAN:
Josh.kraft@scottslumber.com

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SCOTT'S LUMBER - BRITTON, SD

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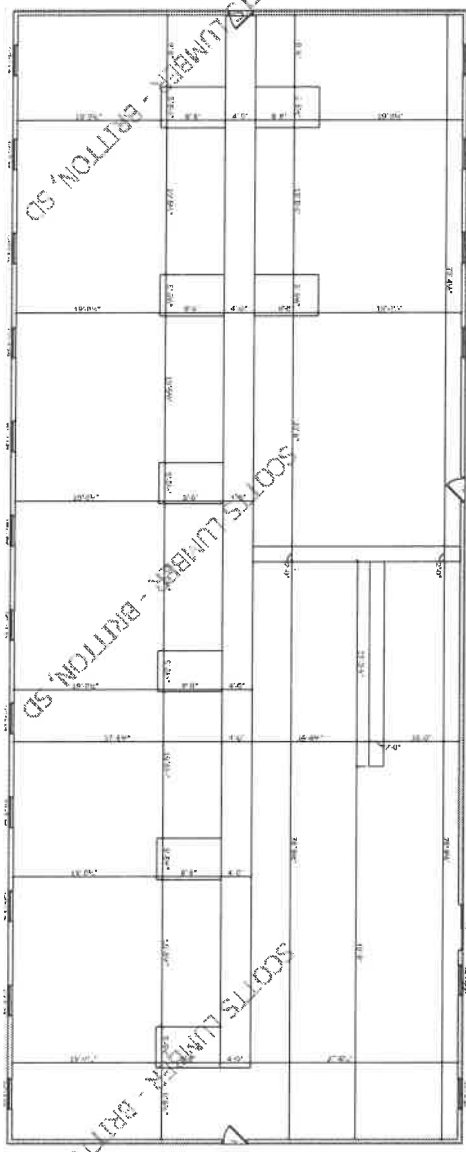
SCOTT'S LUMBER - BRITTON, SD

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SCOTT'S LUMBER - BRITTON, SD

SCOTT'S LUMBER	
NO.	DESCRIPTION
1	2x4
2	2x6
3	2x8
4	2x10
5	2x12
6	4x4
7	4x6
8	4x8
9	4x10
10	4x12
11	6x6
12	6x8
13	6x10
14	6x12
15	8x8
16	8x10
17	8x12
18	10x10
19	10x12
20	12x12



These drawings have been prepared using information provided by the client and are not to be used for construction without the approval of the architect. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided.



Scott's Lumber
767 Vander Horck, Britton, SD
www.ecottlumber.com

PHONE: (605) 448-5282
FAX: (605) 448-5218

DRAWN BY: orlin.punt@scottlumber.com
PLOT DATE: Thursday, August 26, 2021
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Joeh.kraft@ecottlumber.com

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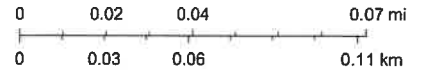
MARSHALL COUNTY WEB VIEWER



2/10/2022, 3:18:30 PM

1:2,257

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|-------------------------------|----------------------|
| SECTIONS | OLSON'S ADDITION |
| PLAT | REYELTS' SUBDIVISION |
| BUNDRICK'S ADDITION | THOMPSON OUTLOTS |
| FAIRVIEW ADDITION | WESTVIEW ADDITION |
| FISHER'S & JOHNSON'S ADDITION | WISMER'S OUTLOTS |
| KADOUN FIRST SUBDIVISION | TOWNSHIPS |
| LEEWOOD ADDITION | CITY_LIMIT |
| LEEWOOD PLAT | PARCELS |
| MARSHALL MANOR | |



Maxar, Microsoft

MARSHALL COUNTY WEB VIEWER



2/10/2022, 3:26:48 PM

ZONING

- Agricultural Fringe Protection District
- Highway Commercial District
- Residential District
- SECTIONS
- TOWNSHIPS
- CITY_LIMIT
- PARCELS

1:2,257



Conditional Use – Luke Kraft







