

STAFF REPORT
September 10, 2024

APPLICATION FOR VARIANCE TO LOT SIZE

GENERAL INFORMATION:

<u>PETITIONER</u>	Kent Erickson
<u>REQUEST</u>	Variance for Lot Size
<u>LEGAL DESCRIPTION</u>	The proposed lot lies within the following described property: E1/2 SW1/4 Section 26, T126N, R56W (see attached for proposed plat)
<u>CURRENT & SURROUNDING ZONING</u>	<u>Agricultural (Ag)</u>
<u>REPORTED BY</u>	Erin Collins-Miles

GENERAL COMMENT: The petitioner is requesting a variance to plat a 0.43-acre lot in an Agricultural District (AG). The proposed lot size does not meet the minimum two-acre lot size requirement of the Agricultural District per the Zoning Ordinance. Thus, petitioner is asking the Board to approve a 1.57-acre variance to the lot size requirement.

The reason for the request as stated by the petitioner is that the small parcel of land is to plat out the house separately from the farm. A variance to acreage size must be completed prior to plat approval. No written comments or objections were received prior to the writing of this staff report.

NOTICE OF HEARING - APPLICATION FOR VARIANCE

Notice is hereby given that the Marshall County Planning & Zoning Board will meet on September 10, 2024 at 9:00 a.m. at the Marshall County Courthouse Commissioners Chambers, concerning the following application for variance from the Marshall County Zoning Ordinance.

Kent Erickson has requested a variance to acreage size on the property described as Lot 1 in the Plat of Erickson's Second Subdivision in the SW1/4 of Section 29, T125N, R58W of the 5th P.M., Marshall County, South Dakota. The petitioner is asking to allow the acreage size to be platted as 0.43 acres instead of the 2-acre requirement, per the Marshall County Zoning Ordinance.

Erin Collins-Miles
Planning & Zoning Administrator

Published once at the approximate cost of

For publication: August 14, 2024

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Published at an approximate cost of \$7.25 and can be viewed free of charge at www.sdpublicnotices.com.

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

August 8, 2024

Dear Property Owner,

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

Sincerely,

Erin Collins-Miles

Erin Collins-Miles
Planning and Zoning Administrator

Sent to the following adjacent landowners on 8/8/24:

1. Leslie & Charleen Erickson – 41894 123rd St. Langford, SD 57454
2. Da Mar Farmers Elevator c/o Mindy J. Glines – P.O. Box 46 Langford, SD 57454
3. Robert & Kent Erickson – 12887 SD HWY 27 Pierpont, SD 57468
4. Langford Town c/o City Finance Officer – P.O. Box 191 Langford, SD 57454
5. Kent Erickson – 105 Birch St. Langford, SD 57454
6. Jordan & Fallon Deutsch – 12272 419th Ave. Langford, SD 57454
7. Montfred & Carol Likness – 208 Elm St. Langford, SD 57454
8. Greg & Debra Moller – P.O. Box 268 Leeds, ND 58346

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Sincerely,

Erin Collins-Miles

Erin Collins-Miles
Planning and Zoning Administrator

MARSHALL COUNTY APPLICATION FOR VARIANCE

DATE: 8/6/24

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

The undersigned do hereby request a variance from the Marshall County Zoning Ordinance ^{for} to build (or set) variance to lot size within 0.43 acres (1.57 acre var.) of a (circle applicable): Twp Rd, County Rd, Federal or State Hwy, Other Rd, Lot Line or High Water Mark.

Structure would be located on (legal description): Lot 1 In Plat of Erickson 2nd Sub division

Reason: House Lot doesn't meet Size Requirement in the Ag District

Applicant Name: Kurt Erickson Phone: 605-430-0255

Address: 105 Birch St, Langford

Applicant Signature: Kurt Erickson

Owner Signature (if different than applicant): _____

For Internal Office Use Only:

Date Received: 8/6/24 Fees(non-refundable): \$150-00 Paid: YES NO

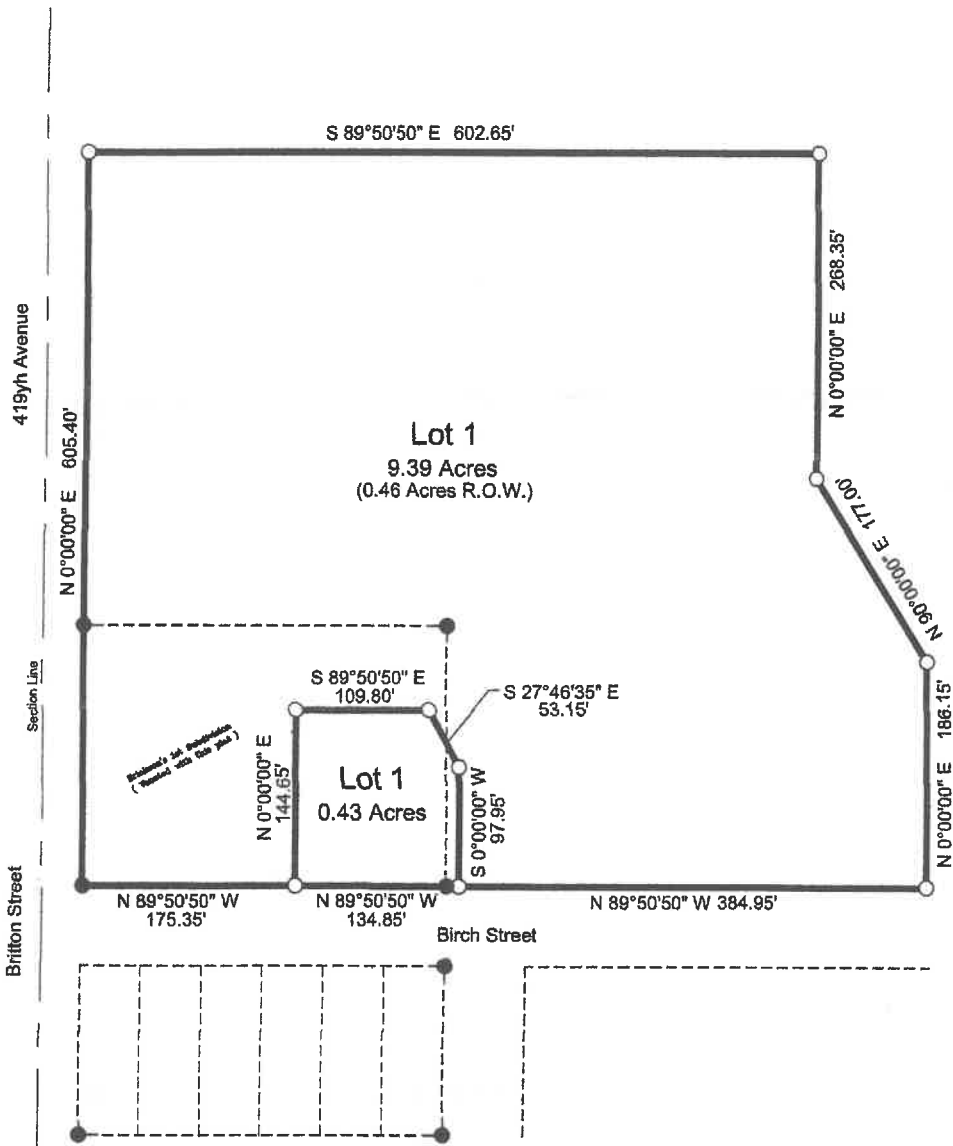
Inspection Report: see Staff report

Date of Hearing by Planning and Zoning Commission: September 10, 2024

Action taken by Planning and Zoning Commission: _____

PLAT OF ERICKSON'S SECOND SUBDIVISION

IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 125 NORTH,
RANGE 58 WEST OF THE 5TH P.M., MARSHALL COUNTY, SOUTH DAKOTA




 SCALE: 1" = 100'









BASIS OF BEARINGS
 WEST LINE OF ERICKSON'S 1ST SUBDIVISION
 AS N 00° 00' 00" E

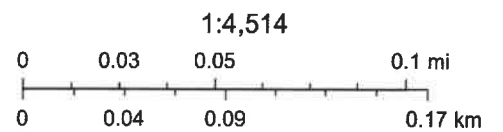
LEGEND
 ● DENOTES MONUMENT FOUND
 ○ DENOTES 5/8" IRON MONUMENT SET
 WITH CAP STAMPED HOWE I S 6574

MARSHALL COUNTY WEB VIEWER



9/5/2024, 2:19:08 PM

- | | | | |
|--|---|---|------------|
| PLAT |  | TOWNSHIPS | |
|  | NELSON |  | SECTIONS |
|  | ORIGINAL LANGFORD |  | CITY_LIMIT |
|  | PLATTED ROW |  | PARCELS |
|  | ROW | | |



MARSHALL COUNTY WEB VIEWER



9/5/2024, 2:17:41 PM

ZONING

■ Agricultural District

PLAT

■ NELSON

■ ORIGINAL LANGFORD

■ PLATTED ROW

ROW

TOWNSHIPS

SECTIONS

CITY_LIMIT

PARCELS

1:4,514

