

Planning and Zoning
June 10th, 2025
7:30 pm

1. Call to Order:

2. Roll call:

<input type="checkbox"/> Trevor Bunde	<input type="checkbox"/> Cory McDonald
<input type="checkbox"/> Lyle Jensen	<input type="checkbox"/> Larry Vande Voort
<input type="checkbox"/> Dick Jonson	<input type="checkbox"/> Mathew Wochnick

3. Public Time:

4. Items to be addressed by Planning and Zoning

1. Variance Application for 203 S Sherman Ave - garage
2. Building permit application for 817 S Main Ave #25 – shed
3. Shouse Ordinance
4. Accessory Dwelling Units
5. Property line dispute 700/702 E 3rd St

5. Adjournment:

NOTES:

ZONING/BUILDING PERMIT APPLICATION**PROPERTY INFORMATION**

Owner or Business Name

Dells Holdings Cole Amundson

Address

203 S. Sherman

Legal Description

Parcel #

21559

Zoning Dist/Use

R1

Flood Zone

N

Public Utilities

Y

TYPE OF IMPROVEMENT☒ New Building☒ Addition☐ Remodel☐ Repair/Replace☐ Move On/Relocate☐ Change in Use☐ Other/Specify 23 x 30 garage

Acres 0.24

NOTE: Measurements are shown from road rights-of-way

APPLICANT

Name

Cole Amundson

Address

City

Zip

Phone

605-261-5130

Email

CONTRACTORS

Name

Address

City

Zip

Phone

Email

ZONING/BUILDING PERMIT

THIS IS YOUR PERMIT AND RECEIPT WHEN PROPERTY VALIDATED

NO: 19-2025

DESCRIPTION OF WORK AND USE:

Requesting Variance to build
23 x 30 garage closer than 7 ft
from N property line. Neighbor consented
will place 7 ft of W property line.

CALCULATIONS

Bldg. Permit Value

Bldg. Permit Fee

I, THE UNDERSIGNED, DO HEREBY AFFIRM: THE ABOVE STATEMENTS ARE TRUE AND CORRECT AND AGREE TO COMPLY WITH THE PROVISIONS OF THE REGULATIONS OF COLTON SD AND THE APPROVED PLAN AND SPECIFICATIONS ACCOMPANYING THIS APPLICATION. THE PROPOSED WORK IS AUTHORIZED BY THE OWNER AND AUTHORIZATION TO ENTER THE PROPERTY FOR INSPECTION PURPOSES IS HEREBY GIVEN TO AUTHORIZED REPRESENTATIVES OF THE CITY OF COLTON.

☒ OWNER☐ CONTRACTOR☐ OWNER'S REPRESENTATIVE

Department Official

SIGNATURE

Date

Date Issued



VARIANCE PERMIT APPLICATION

Owner of property if different than applicant	Applicant Information
Applicant _____	Owner _____
Address _____	Address _____
City _____ State _____ Zip _____	City _____ State _____ Zip _____
Phone _____	Phone _____
E-Mail _____	E-mail _____

PROPERTY INFORMATION

Describe Current Use _____

Project Address _____

Lot _____ Block _____ Legal Description _____

Size _____ (acres) (square feet) Zoning District _____ Water _____ Sewer _____

REGULATION EXCEPTION

Describe Regulation Exception 10.03.B.1.6 would like set back

on N property line to be closer than 7 ft

Applicant Signature _____ Date _____

Owner's Signature (required) _____ Date _____

- New Garage 25' L X 30' W

- North wall is on property line
- West wall is 25' from property line

RECORD OF SURVEY

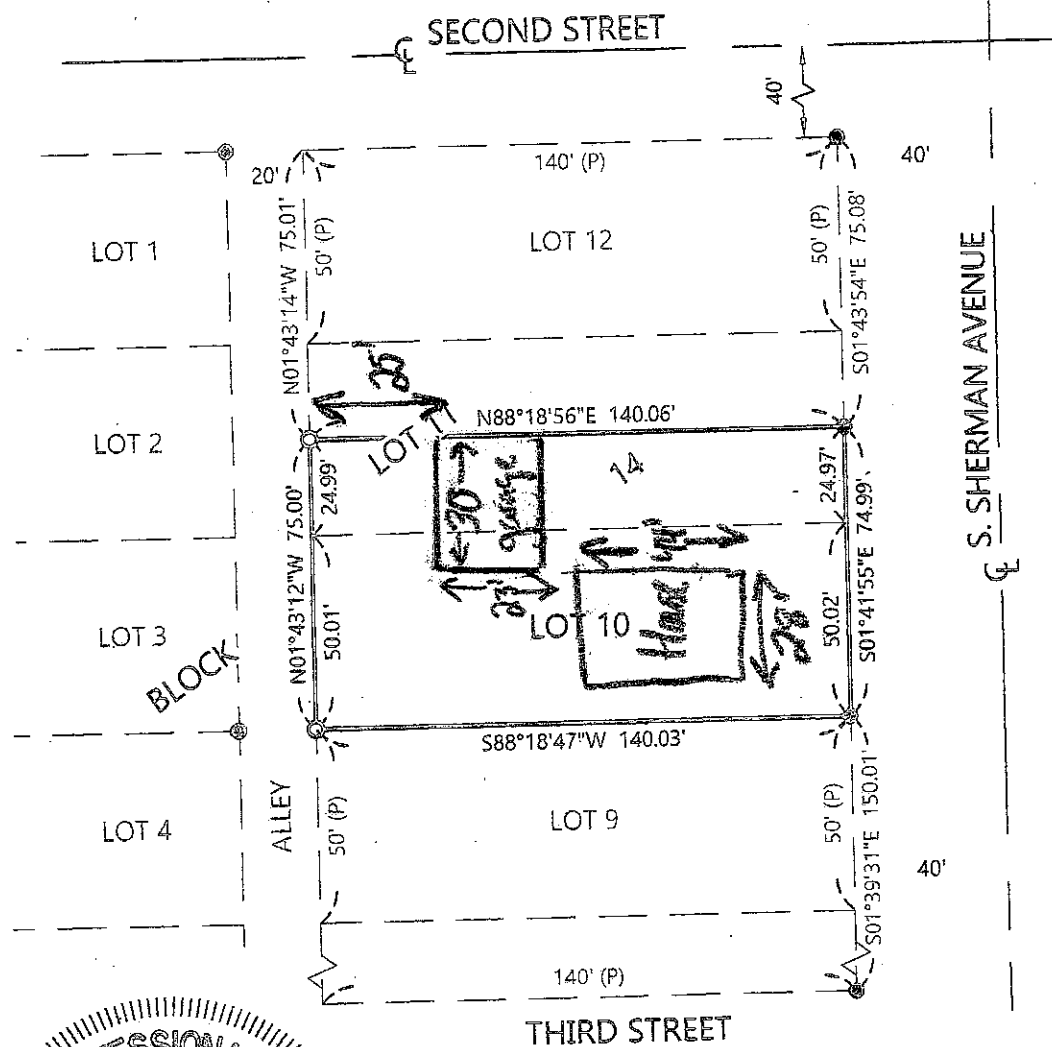
PROJECT NO.: 24070

DATE: MARCH 27, 2025

PREPARED FOR: COLE AMUNDSON

PROPERTY ADDRESS: 203 S. SHERMAN AVENUE, COLTON, SD

LEGAL DESCRIPTION: LOT 10 AND THE SOUTH HALF (S1/2) OF LOT 11 IN BLOCK 14 OF COLTON'S SECOND ADDITION TO COLTON, SOUTH DAKOTA



I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

REGISTERED LAND SURVEYOR

NO. 4478

Sayre
Associates

216 S. Duluth Avenue • Sioux Falls, SD 57104
Phone: (605) 332-7211

Engineers • Surveyors

BY: GRA, 24070 ROS.dwg, ROS, PRINT DATE: Mar 27, 2025

I Lisa Page

Live at 201 S Sherman Ave. the house just north of Cole Amundson's house on Sherman Ave.

I give my approval for a garage to be built at his Address.

Cole has talked with me about where the garage would be built, and I am good with his plans.

Lisa Page

5-13-25

ZONING/BUILDING PERMIT APPLICATION

PROPERTY INFORMATION				SITE PLAN				
Owner or Business Name Mobile Home Park Fund, LLC				I have reviewed the attached site plan. If the dwelling is sited according to the plan it will meet the current set back requirements of the Zoning Regulations of the City of Colton. The Contractor is responsible for the correct placement according to the attached site plan.				
Address 817 S main Ave #25 Colton SD 57018								
Legal Description N 315 E 285 Tract 2 @ SE 1/4 27 104 S1 Colton city unplatted								
Parcel # 71752	Zoning Dist/Use R2	Flood Zone N	Public Utilities Y					
TYPE OF IMPROVEMENT								
<input checked="" type="checkbox"/> New Building <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Repair/Replace <input type="checkbox"/> Move On/Relocate <input type="checkbox"/> Change in Use <input type="checkbox"/> Other/Specify _____								
APPLICANT			CONTRACTORS					
Name Nick Foster			Name Put together					
Address			Address themselves from a box					
City		Zip	City		Zip			
Phone 605-413-7711			Phone					
Email			Email					
ZONING/BUILDING PERMIT								
THIS IS YOUR PERMIT AND RECEIPT WHEN PROPERTY VALIDATED				NO. #18/2025				
DESCRIPTION OF WORK AND USE: 8x10 pre-built shed on South Side of lot per Karen manager of mobile park will screw into ground metal. Provide text confirming Karen was okay with the shed			CALCULATIONS <div style="display: flex; justify-content: space-between;"> Bldg. Permit Value Bldg. Permit Fee </div>					
I, THE UNDERSIGNED, DO HEREBY AFFIRM: THE ABOVE STATEMENTS ARE TRUE AND CORRECT AND AGREE TO COMPLY WITH THE PROVISIONS OF THE REGULATIONS OF COLTON SD AND THE APPROVED PLAN AND SPECIFICATIONS ACCOMPANYING THIS APPLICATION. THE PROPOSED WORK IS AUTHORIZED BY THE OWNER AND AUTHORIZATION TO ENTER THE PROPERTY FOR INSPECTION PURPOSES IS HEREBY GIVEN TO AUTHORIZED REPRESENTATIVES OF THE CITY OF COLTON.			<div style="border: 1px solid black; height: 100px; width: 100%;"></div>					
<input type="checkbox"/> OWNER <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> OWNER'S REPRESENTATIVE								
SIGNATURE _____ Date _____								
			Department Official _____ Date Issued _____					

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF SPENCER, SD, AMENDING THE 2015 REVISED SPENCER ZONING REGULATIONS, BY AMENDING TITLE 4: RESIDENTIAL DISTRICT, CHAPTER 4.02: CONDITIONAL USES; TITLE 10: ADDITIONAL USE REGULATIONS; AND TITLE 18: DEFINITIONS, CHAPTER 18.02: DEFINITIONS.

BE IT ORDAINED BY THE TOWN OF SPENCER, SD:

Section 1. That Chapter 4.02: Conditional Uses of the 2015 Revised Spencer Zoning Regulations is hereby amended to add the following:

Shouses	10.02, 10.04, 10.06, 10.11, 10.12, 10.17
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Section 2. That Title 10: Additional Use Regulations of the 2015 Revised Spencer Zoning Regulations is hereby amended to add Chapter 10.17: Shouses, written as follows:

10.17 Shouses

- I. Foundation, Required. All shouses must be structurally anchored to a permanent foundation that meets local, state, and/or international building codes.
- II. Construction. When a lot is developed with a shouse, construction of the dwelling area and the workshop/garage must be completed at the same time.
- III. Minimum Square Footage, Dwelling. The ground floor of a shouse must contain a minimum of seven hundred twenty (720) square feet for dwelling purposes, exclusive of the ground floor area of the workshop/garage. Additional dwelling space may be contained within a loft above the workshop/garage.

Dwelling areas must have at least one habitable room with not less than one hundred twenty (120) square feet of gross floor area. Other habitable rooms must be more than seventy (70) square feet of floor area.

- IV. Maximum Area. The total floor area of a shouse and any accessory structure or structures must not exceed the maximum lot coverage for the permitting zoning district.
- V. Facilities, Required. Each shouse must contain the following facilities:
 - a. Bathroom which includes a toilet, sink, and a bathtub or shower;
 - b. Kitchen with a sink;

1 Spencer

- c. Heating and cooling systems as required by local, state, and/or international codes.
 - d. Electrical systems that comply with all local, state, and/or international electrical codes.
- VI. Ceiling Heights. Ceiling heights must be a minimum of eight (8) feet in habitable spaces, hallways, bathrooms, and toilet rooms.
- VII. Architectural Standards. Each side of the shouse must incorporate design features such as windows, horizontal and vertical patterns, contrasting colors, or varying wall depths. Architectural design of shouses should be of similar character and nature of nearby residential properties. Architectural metal, defined as factory-fabricated metal that is finished with a durable non-fade surface and corrosion-resistant fasteners, is permitted. Pre-weathered metal is acceptable. Non-painted galvanized finish is prohibited.
- VIII. Engineer, Required. All modifications needed to convert a garage, shed, personal workshop, barn, storage space, or other similar type of structure into a dwelling unit must have all modifications designed and engineered by a licensed architect or engineer. All items requiring the structure to be structurally designed or modified must be sealed by a structural engineer.

Section 3. That Section 18.02 of the 2015 Revised Spencer Zoning Regulations is hereby amended to include the following definition:

SHOUSE/SHOME/BARNDOMINIUM - A structure that contains a dwelling unity within or attached to an oversized garage, storage space, or personal workshop.

Adopted this _____ day of _____, 2024.

ATTEST:

Town Board President

Finance Officer

Seal

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ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ~~HARTFORD, SD~~, AMENDING THE 2016 REVISED HARTFORD ZONING REGULATIONS BY AMENDING TITLE IV: R: RESIDENTIAL DISTRICT, CHAPTER 4.02 CONDITIONAL USE; TITLE XII: ADDITIONAL USE REGULATIONS; AND TITLE XX: DEFINITIONS, CHAPTER 20.02: DEFINITIONS.

BE IT ORDAINED BY THE CITY OF HARTFORD, SD:

Section 1. That Chapter 4.02 of the 2016 Revised Hartford Zoning Regulations is hereby amended to include the following conditional use:

Conditional Use	Applicable Standards
Shouses	12.02, 12.04, 12.06, 12.10, 12.11, 12.16

Section 2. That Title XII of the 2016 Revised Hartford Zoning Regulations is hereby amended to add Chapter 12.16: Shouses written as follows:

12.16 Shouses

- I. Foundation. Required. All shouses must be structurally anchored to a permanent foundation that meets local, state, and/or international building codes.
- II. Construction. When a lot is developed with a shouse, construction of the dwelling area and the workshop/garage must be completed at the same time.
- III. Minimum Square Footage, Dwelling. The ground floor of a shouse must contain a minimum of seven hundred twenty (720) square feet for dwelling purposes, exclusive of the ground floor area of the workshop/garage. Additional dwelling space may be contained within a loft above the workshop/garage.

Dwelling areas must have at least one habitable room with not less than one hundred twenty (120) square feet of gross floor area. Other habitable rooms must be more than seventy (70) square feet of floor area.

- IV. Maximum Area. The total floor area of a shouse and any accessory structure or structures must not exceed the maximum lot coverage for the permitting zoning district.
- V. Facilities. Required. Each shouse must contain the following facilities:
 - a. Bathroom which includes a toilet, sink, and a bathtub or shower;
 - b. Kitchen with a sink;
 - c. Heating and cooling systems as required by local, state, and/or international codes.
 - d. Electrical systems that comply with all local, state, and/or international electrical codes.

- VI. Ceiling Heights. Ceiling heights must be a minimum of seven (7) feet in habitable spaces, hallways, bathrooms, and toilet rooms.
- VII. Architectural Standards. Each side of the shouse must incorporate design features such as windows, horizontal and vertical patterns, contrasting colors, or varying wall depths. Architectural design of shouses should be of similar character and nature of nearby residential properties. Architectural metal, defined as factory-fabricated metal that is finished with a durable non-fade surface and corrosion-resistant fasteners, is permitted. Pre-weathered metal is acceptable. Non-painted galvanized finish is prohibited.
- VIII. Engineer. Required. All modifications needed to convert a garage, shed, personal workshop, barn, storage space, or other similar type of structure into a dwelling unit must have all modifications designed and engineered by a licensed architect or engineer. All items requiring the structure to be structurally designed or modified must be sealed by a structural engineer.

Section 3. That Chapter 20.02 of the 2016 Revised Hartford Zoning Regulations is hereby amended to add the following definitions:

SHOUSE/SHOME/BARNDOMINIUM - A structure that contains a dwelling unit within or attached to an oversized garage, storage space, or personal workshop.

Adopted this _____ day of _____, 2024.

Mayor

ATTEST:

Finance Officer
Seal

First Reading: _____
Second Reading & Adoption: _____
Publication: _____
Effective Date: _____

Published once at the approximate cost of _____.

2

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HUMBOLDT, SD, AMENDING THE 2019 REVISED ZONING REGULATIONS OF HUMBOLDT, SD, BY AMENDING SECTION 4.03, RESIDENTIAL DISTRICT, CONDITIONAL USES; CHAPTER 9, ADDITIONAL USE REGULATIONS; AND SECTION 18.02, DEFINITIONS.

BE IT ORDAINED BY THE CITY OF HUMBOLDT, SD:

Section 1. That Section 4.03 of the 2019 Revised Zoning Regulations of Humboldt, SD is hereby amended to add the following conditional use:

K. Shouses

Section 2. That Chapter 9 of the 2019 Revised Zoning Regulations of Humboldt, SD is hereby amended to add Section 9.14, written as follows:

9.14 Shouses

- I. Foundation Required. All shouses must be structurally anchored to a permanent foundation that meets local, state, and/or international building codes.
- II. Construction. When a lot is developed with a shouse, construction of the dwelling area and the workshop/garage must be completed at the same time.
- III. Minimum Square Footage, Dwelling. The ground floor of a shouse must contain a minimum of seven hundred twenty (720) square feet for dwelling purposes, exclusive of the ground floor area of the workshop/garage. Additional dwelling space may be contained within a loft above the workshop/garage.

Dwelling areas must have at least one habitable room with not less than one hundred twenty (120) square feet of gross floor area. Other habitable rooms must be more than seventy (70) square feet of floor area.
- IV. Maximum Area. The total floor area of a shouse and any accessory structure or structures must not exceed the maximum lot coverage for the permitting zoning district.
- V. Facilities, Required. Each shouse must contain the following facilities:
 - a. Bathroom which includes a toilet, sink, and a bathtub or shower;
 - b. Kitchen with a sink;
 - c. Heating and cooling systems as required by local, state, and/or international codes.

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d. Electrical systems that comply with all local, state, and/or international electrical codes.

- VI. Ceiling Heights. Ceiling heights must be a minimum of seven (7) feet in habitable spaces, hallways, bathrooms, and toilet rooms.
- VII. Architectural Standards. Each side of the shouse must incorporate design features such as windows, horizontal and vertical patterns, contrasting colors, or varying wall depths. Architectural design of shouses should be of similar character and nature of nearby residential properties. Architectural metal, defined as factory-fabricated metal that is finished with a durable non-fade surface and corrosion-resistant fasteners, is permitted. Pre-weathered metal is acceptable. Non-painted galvanized finish is prohibited.
- VIII. Engineer Required. All modifications needed to convert a garage, shed, personal workshop, barn, storage space, or other similar type of structure into a dwelling unit must have all modifications designed and engineered by a licensed architect or engineer. All items requiring the structure to be structurally designed or modified must be sealed by a structural engineer.

Section 3. That Section 18.02 of the 2019 Revised Zoning Regulations of Humboldt, SD is hereby amended to include the following definition:

SHOUSE/SHOME/BARNDOMINIUM - A structure that contains a dwelling unity within or attached to an oversized garage, storage space, or personal workshop.

Adopted this _____ day of _____, 2024.

Mayor

ATTEST:

Finance Officer

Seal

First Reading: _____

Second Reading & Adoption: _____

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Publication: _____

Effective Date: _____

Published once at the approximate cost of _____.

Minnehaha County 15.20 ACCESSORY DWELLING UNITS (ADU). The regulations regarding accessory dwelling units shall be as follows: (amended MC30-53-25 4/22/25)

(A). General Requirements.

- (1). The ADU must be accessory to a primary dwelling, and the primary dwelling and ADU must be located together on one platted lot.
- (2). Only one ADU is allowed per parcel where zoning allows.
- (3). The ADU must be built on permanent frost protective footings.
- (4). The parcel must be able to handle additional wastewater potential for the ADU. Proof of capacity of wastewater compliance must be provided before approval of any conditional use permit.
- (5). No additional access from a township, county, or state highway may be constructed for separate use of the ADU.
- (6). Two additional off-street parking spaces must be provided for the ADU.
- (7). If the ADU is located within a regulated floodplain, then the lowest floor of the ADU must be elevated at or above the base flood elevation. No ADU can be located within a regulated floodway.
- (8). The ADU must comply with all other county ordinances.

(B). Attached Accessory Dwelling Unit. An ADU may be constructed within or attached to an existing single family dwelling in the following manner:

- (1). **Floor Area.** The finished floor area of the ADU must not exceed 75% of the finished floor area of the primary dwelling.
- (2). **Setbacks.** The ADU must meet all required setbacks.
- (3). **Construction.** The ADU must be constructed in compliance with the building code for Minnehaha County.

(C). Detached Accessory Dwelling Unit. An ADU may be constructed as a separate structure from a single family dwelling in the following manner:

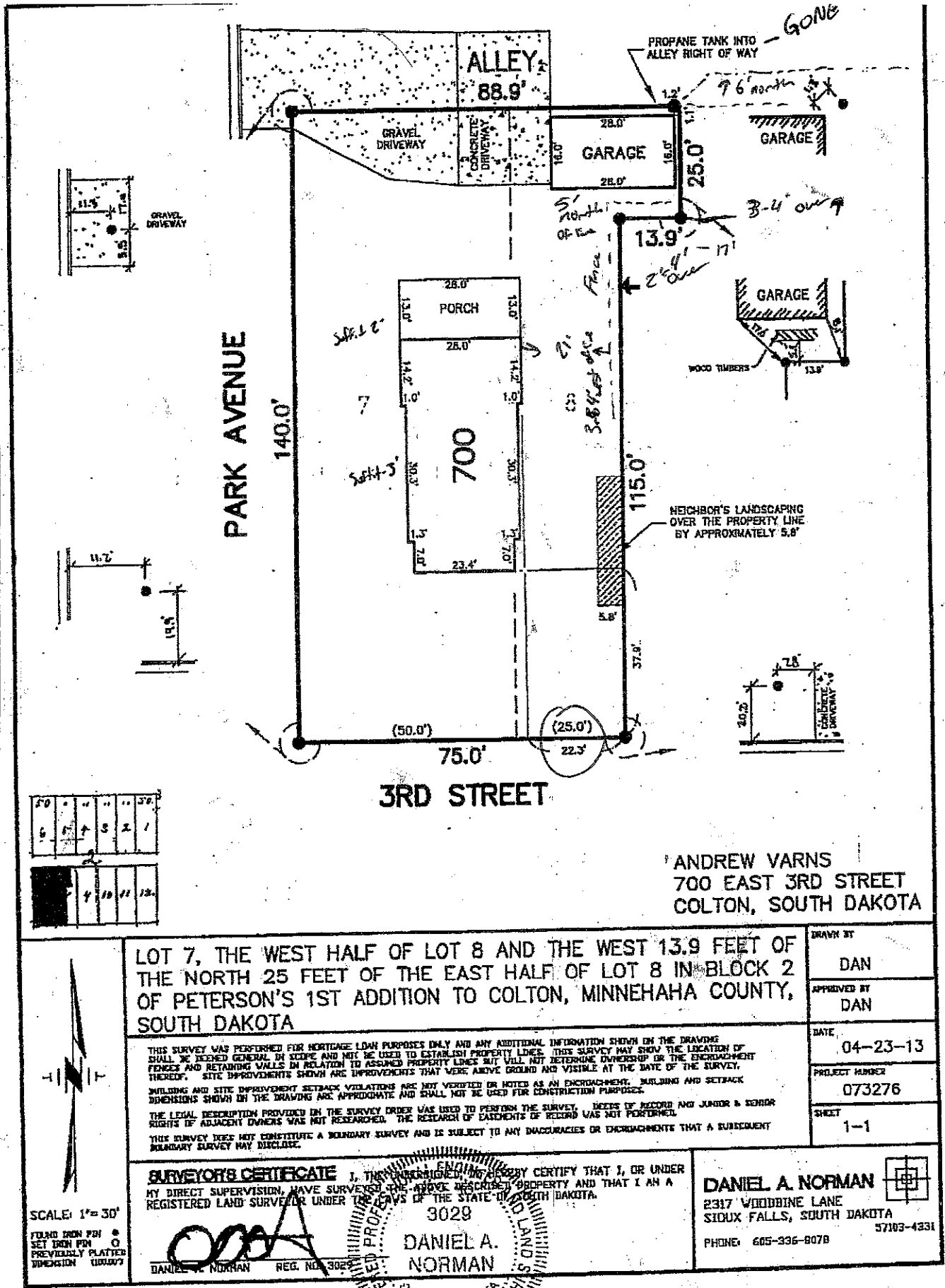
- (1). **Floor Area.** The finished floor area of the ADU must not exceed 50% of the finished floor area of the primary dwelling.

Exception: an existing single family dwelling constructed more than 30 years ago may be adaptively reused as the ADU up to 100% the size of the primary dwelling. Waste water requirements must be met for both the primary single family dwelling and the ADU.

(2). Setbacks.

- (a). When located in front of the main building, the ADU must comply with the same required setbacks as the main building.
- (b). When located in the required rear yard of the parcel, the ADU shall be no closer than seven feet to the side and rear property lines.
- (c). The ADU must maintain a minimum 10 feet setback from any other building.

(3). Construction. The ADU must be constructed in compliance with the building code for Minnehaha County and the Manufactured Home Construction and Safety Standards (HUD Code), if applicable.



10' well
1,200 sq. ft. well
1,500 total

Winters & Sons - 238 sq. ft.

