

**OFFICIAL PROCEEDINGS
BOARD OF ADJUSTMENT
CITY OF WATERTOWN, SD**

January 23, 2020

Present: Stein, Kays, Culhane, Hanson, Brink & Oletzke
Absent: Dahle, Dargatz-Johnson & Ford
Also Present: Heath VonEye, Ken Bucholz, Matt Roby, Jill Steiner, Brandi Hanten, Mitchell Halling, Mark Meier, Mayor Sarah Caron, Councilman Albertson, & others

The Board of Adjustment convened at approximately 4:15 PM, in the Council Chambers, City Hall, 23 2nd Street NE; Vice Chairman Stein, presiding.

Culhane motioned to approve the December 5, 2019 minutes, Hanson seconded, motion carried unanimously.

Public Hearing: Conditional Use Request No. 20020

Applicant seeks approval to operate a campground in the C-3 Highway Commercial District pursuant to §21.2803(8), and contingent upon compliance with Chapter 21.76 and §21.0202(2b7a-h) Specific Rules Governing Individual Conditional Uses:

Robert & Pamela Drake (not present) submitted application to operate a private campground north of N Lake Drive, near the Kampeska Lodge property. The Staff Report was orated. C-3 Highway Commercial District zoning became effective for this property on 1/11/20. Mike Lawrence spoke on behalf of the applicants, reviewed and answered questions regarding the conceptual plan which shows 111 camping pads with showers/toilets/trash/sewage/dump stations, tree buffers, etc... The applicants will abide by all Ordinance regulations for campgrounds and Conditional Uses; that said, they are in the process of seeking changes to the ordinance for length of stays, etc... Accesses to the property have not yet been approved, as the SD DOT needs a Site Plan to make decisions regarding access to Hwy #20. Opposition was voiced at, and prior to, this meeting by: Conda Williams, Waneen Pauly, Leland Sutton, Lynn & Mike Gaithor, & Brent Wilke in regards to max persons, ATVs/golf carts, pedestrians crossing street, parties, etc... Finding that satisfactory provision and arrangement has been made concerning Chapter 21.76 and §21.0202(2)b(7a-h), Kays motioned to approve conditional to final design approval by staff according to ordinance, and length of stay according to ordinance (and any changes to the ordinance); Brink seconded, and motion carried unanimously.

Having no public comment nor old business, Culhane motioned to adjourn, Hanson seconded, and motion passed unanimously.



Mark Stein, Vice Chairman