

BOARD OF ADJUSTMENT
September 23, 2014

CALL TO ORDER

Chairman Claggett called the meeting of the Davison County Board of Adjustment to order at 9:30 a.m. Members of the Board present were Claggett, Kiner and Weitala. Absent Reider. Also present were Planning & Zoning Administrator Bathke, Deputy Wegner, and Auditor Kiepke.

It was noted that Auditor Kiepke will participate and vote, as allowed by SD codified law, because there are only three BOA members present and there must be four to take any action.

APPROVE MINUTES

Motion by Kiner, second by Weitala, to approve the minutes of the August 12, 2014 meeting. All members present voted aye. Motion carried.

VARIANCES

The Planning Commission recommended granting 7-0 with condition of an ag covenant.

Motion by Kiner, second by Weitala, after consideration of Section 1507 C Variances, to grant a variance of +/- 22 acres to create a lot size of +/- 3 acres, as requested by Ron Scheich. This request is pursuant to Section 513 (4) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. Upon platting, the property will be legally described as Scheich Tract 1 in the NW ¼ of Section 27, T 102 N, R 60 W of the 5th P.M., Prosper Township, Davison County, South Dakota.

Application received July 24, 2014
Daily Republic September 11, 2014
Posted August 21, 2014
Notified Applicant August 22, 2014
Notified Abutting Property Owners August 22, 2014
Consideration of 1507 C. Variances

Roll call vote:

Kiner – aye, Weitala – aye, Claggett – aye, Kiepke – aye, Reider - absent. Motion carried.

The Planning Commission recommended granting 7-0 with condition of an ag covenant.

Motion by Kiner, second by Weitala, after consideration of Section 1507 C Variances, to grant a variance of +/- 7 acres to create a lot size of +/- 18 acres, as requested by Loren Gregerson. This request is pursuant to Section 513 (3) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. Upon platting, the property will be legally described as Tract 1 of Gregerson's Addition, a subdivision of Lot A in the SW ¼ of Section 23, T 104 N, R 62 W of the 5th P.M., Blendon Township, Davison County, South Dakota.

Application received August 6, 2014
Daily Republic September 11, 2014

Posted August 21, 2014
Notified Applicant August 22, 2014
Notified Abutting Property Owners August 22, 2014
Consideration of 1507 C. Variances

Roll call vote:

Weitala – aye, Kiner – aye, Claggett – aye, Kiepke – aye, Reider - absent. Motion carried.

The Planning Commission recommended granting 5-2 with condition of an ag covenant.

Motion by Kiner, second by Weitala, after consideration of Section 1507 C Variances, to grant a variance of +/- 18.8 acres to create a lot size of +/- 6.2 acres, as requested by Nathan Sparks. This request is pursuant to Section 513 (3) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. Upon platting, the property will be legally described as Lots 1, 2, and 3 Sparks Addition in the S ½ of the SW ¼ of Section 28, T 102 N, R 60 W of the 5th P.M., Prosper Township, Davison County, South Dakota.

George Ryks was concerned that houses would be built and trees would be planted next to the fence line so as to cause problems with snow build up. He further stated that he uses the road to haul and doesn't want small children running around to slow down the process.

Mr. Sparks assured Mr. Ryks that he has no intention to build houses or plant trees next to the fence line. He cautioned Mr. Ryks that he needs to follow the speed limit like everybody else.

Application received August 18, 2014
Daily Republic September 11, 2014
Posted August 21, 2014
Notified Applicant August 22, 2014
Notified Abutting Property Owners August 22, 2014
Consideration of 1507 C. Variances

Roll call vote:

Kiner – aye, Weitala – aye, Claggett – aye, Kiepke – aye, Reider - absent. Motion carried.

The Planning Commission recommended granting 7-0.

Motion by Weitala, second by Kiner, after consideration of Section 1507 C Variances, to grant a variance of +/- 40' (ft) to create a lot size of +/- 10' (ft), as requested by Dave Deinert. This request is pursuant to Section 515 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property will be legally described as Lot C of Deinerts First Addition in the NW ¼ of Section 25, T 103 N, R 62 W of the 5th P.M., Mt. Vernon Township, Davison County, South Dakota.

Application received August 18, 2014
Daily Republic September 11, 2014
Posted August 21, 2014
Notified Applicant August 22, 2014
Notified Abutting Property Owners August 22, 2014
Consideration of 1507 C. Variances

Roll call vote:

Weitala – aye, Kiner – aye, Claggett – aye, Kiepke – aye, Reider - absent. Motion carried.

ADJOURN

At 9:45 a.m., motion by Weitala, second by Kiner to adjourn Board of Adjustment. All members present voted aye. Motion carried.

ATTEST

Susan Kiepke, Auditor

John Claggett, Chairman