

BOARD OF ADJUSTMENT
September 20, 2016

CALL TO ORDER

Chairperson Bode called the meeting of the Davison County Board of Adjustment to order at 9:15 a.m. Members of the Board present were Bode, Claggett, Weitala and Reider. Absent Kiner. Also present were Planning & Zoning Administrator Bathke, Deputy Jenniges, and Auditor Kiepke.

APPROVE MINUTES

Motion by Weitala, second by Reider, to approve the minutes of the June 21, 2016 meeting. All members voted aye. Motion carried.

VARIANCE

The Planning Commission recommended granting 5-0-2.

Motion by Claggett, second by Weitala, after consideration of Section 1507 C Variances, to grant a variance of +/- 40' (ft) to create a side yard setback of +/- 10' (ft) on the north property line and a rear yard setback of +/- 40' (ft) to create a rear yard setback of +/- 10' (ft) on the east property line, as requested by Tom Case. 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 is legally described as the S 264' (ft) x W 247.5' (ft) of the SW ¼ of Section 8, T104 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Application received August 1, 2016
Daily Republic September 3, 2016
Posted August 26, 2016
Notified Applicant August 23, 2016
Notified Abutting Property Owners August 23, 2016
Consideration of 1507 C. Variances

Roll call vote:

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

VARIANCE

The Planning Commission recommended granting 5-0-2 with condition of an Ag Covenant.

Motion by Claggett, second by Reider, after consideration of Section 1507 C Variances, to grant a variance for minimum lot size of +/- 19.98 acres resulting in a lot size of +/- 5.02 acres in the Agricultural District, as requested by Brian Mueller. This request is pursuant to Section 513 (4) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property will be legally described as Plat of Tract A of Brian's Addition in the SW ¼ of the NW ¼ of Section 3, T 101 N, R 62 W of the 5th P.M., Davison County, South Dakota.

Application received August 15, 2016
Daily Republic September 3, 2016
Posted August 26, 2016
Notified Applicant August 23, 2016
Notified Abutting Property Owners August 23, 2016
Consideration of 1507 C. Variances

Roll call vote:

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

CONDITIONAL USE

The Planning Commission recommended granting 5-0-2.

Motion by Weitala, second by Claggett, after consideration of Section 1507 B Conditional Uses, to grant a conditional use permit for installation of an off-site sign in the Ag District, as requested by Marge Mathers. This request is pursuant to Section 507 (24) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as IT 1, EX H1 in the SE ¼ of Section 16, T 103 N, R 62 W of the 5th P.M., Davison County, South Dakota.

Application received August 18, 2016
Daily Republic September 3, 2016
Posted August 26, 2016
Notified Applicant August 23, 2016
Notified Abutting Property Owners August 23, 2016
Consideration of 1507 B. Conditional Uses

Roll call vote:

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

CONDITIONAL USE

The Planning Commission recommended granting 4-1-2.

Motion by Claggett, second by Reider, after consideration of Section 1507 B Conditional Uses, to grant a conditional use permit for a dwelling unit in the Rural Commercial District, as requested by Jeanette Lemke. This request is pursuant to Section 1109 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as the W 372' (ft) of the SW ¼ Ex Lot H-1 & the W 372' (ft) of Lot W & Ex Lot 1 of Lemke Addn of Section 27, T 103 N, R 61 W of the 5th P.M., Davison County, South Dakota.

Application received August 22, 2016
Daily Republic September 3, 2016
Posted August 26, 2016
Notified Applicant August 23, 2016
Notified Abutting Property Owners August 23, 2016
Consideration of 1507 B. Conditional Uses

Roll call vote:

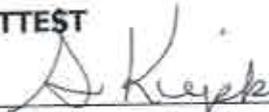
Weitala – nay, Reider - aye, Claggett – aye, Bode – aye, Kiner – absent. Motion failed.

ADJOURN

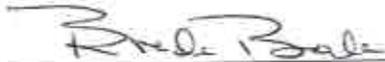
At 9:40 a.m., motion by Claggett, second by Reider to adjourn Board of Adjustment. All members present voted aye. Motion carried.

On September 22, 2016 Jeanette Lemke made a formal request to the Davison County Board of Adjustment to reconsider the Conditional Use Permit that was denied at the September 20, 2016 meeting.

ATTEST


Susan Kiepke, Auditor




Brenda Bode, Chairperson