

**BOARD OF ADJUSTMENT**  
**November 14, 2017**

**CALL TO ORDER**

Chairman Bode called the meeting of the Davison County Board of Adjustment to order at 9:15 a.m. All members of the Board were present. Also present was Planning & Zoning Deputy Administrator Jenniges and Auditor Kiepke.

**APPROVE MINUTES**

Motion by Kiner, second by Claggett, to approve the minutes of the October 10, 2017 meeting. All members voted aye. Motion carried.

**CONDITIONAL USE**

The Planning Commission recommended granting 6-0-1 with a condition the sign not be bigger than 64 square feet.

Motion by Reider, second by Claggett, after consideration of Section 1206 A Conditional Uses, to grant a conditional use permit for installation of an off-site sign in the Ag District with a condition the sign not be bigger than 64 square feet, as requested by Mustang Seeds/Cody Plamp. This request is pursuant to Section 304 (36) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Lot 1 of Rus First Addition in the SE ¼ of Section 15, T 104 N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.

Application received October 2, 2017  
Daily Republic November 3, 2017  
Posted October 26, 2017  
Notified Applicant October 24, 2017  
Notified Abutting Property Owners October 24, 2017  
Consideration of 1206 A. Conditional Uses

Roll call vote:

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

**VARIANCES**

The Planning Commission recommended granting 6-0-1.

Motion by Weitala, second by Claggett, after consideration of Section 1206 B Variances, to grant a variance for front yard setback of +/- 5' (ft), resulting in a setback of +/- 70' (ft) from the right of way, where the front yard setback requirement is 75' (ft) in the Agricultural District, as requested by Lowell Titze. This request is pursuant to Section 408 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as the NW ¼ Ex Lots A-B-C-D-M & Ex Lots K & L of W & L Addn & Ex N 80 Rods x W 20 Rods of Section 25, T 103 N, R 61 W, of the 5<sup>th</sup> P.M., Davison County, South Dakota.

Application received October 18, 2017  
Daily Republic November 3, 2017  
Posted October 26, 2017  
Notified Applicant October 24, 2017  
Notified Abutting Property Owners October 24, 2017  
Consideration of 1206 B. Variances

Roll call vote:

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

The Planning Commission recommended granting 5-1-1.

Motion by Claggett, second by Weitala, after consideration of Section 1206 B Variances, to grant a variance for lot size of +/- 14.665 acres to create a lot size of +/- 10.335 acres, where the minimum lot size requirement is 25 acres in the Agricultural District, as requested by Ron Halweg. This request is pursuant to Section 307(1)(3) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property will be legally described as a Plat of Lots 1, 2 and 3 of Halweg's Addn in the SW ¼ of Section 34, T 102 N, R 61 W, of the 5<sup>th</sup> P.M., Davison County, South Dakota.

Application received September 22, 2017  
Daily Republic November 3, 2017  
Posted October 26, 2017  
Notified Applicant October 24, 2017  
Notified Abutting Property Owners October 24, 2017  
Consideration of 1206 B. Variances

Roll call vote:

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

The Planning Commission recommended granting 5-1-1.

Motion by Reider, second by Kiner, after consideration of Section 1206 B Variances, to grant a variance for lot size of +/- 13.61 acres to create a lot size of +/- 11.69 acres, where the minimum lot size requirement is 25 acres in the Agricultural District, as requested by Kandee Strand. This request is pursuant to Section 307(1)(5) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property will be legally described as a Plat of Lot 1 of KKS Addn in the NW ¼ of Section 12, T 104 N, R 61 W, of the 5<sup>th</sup> P.M., Davison County, South Dakota.

Application received October 18, 2017  
Daily Republic November 3, 2017  
Posted October 26, 2017  
Notified Applicant October 24, 2017  
Notified Abutting Property Owners October 24, 2017  
Consideration of 1206 B. Variances

Roll call vote:

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

The Planning Commission recommended granting 6-0-1.

Motion by Reider, second by Kiner, after consideration of Section 1206 B Variances, to grant a variance for lot size of +/- 4.22 acres to create a lot size of +/- 20.78 acres, where the minimum lot size requirement is 25 acres in the Agricultural District, as requested by Schoenfelder Estate. This request is pursuant to Section 307(4) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property will be legally described as a Plat of Lot 1 of Joe's Addn in Government Lot 1 and in the SE ¼ of the NE ¼ of Section 4, T 103 N, R 62 W, of the 5<sup>th</sup> P.M., Davison County, South Dakota.

Application received October 23, 2017

Daily Republic November 3, 2017

Posted October 26, 2017

Notified Applicant October 24, 2017

Notified Abutting Property Owners October 24, 2017

Consideration of 1206 B. Variances

Roll call vote:

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

## **ADJOURN**

At 9:32 a.m., motion by Weitala, second by Claggett to adjourn Board of Adjustment. All members present voted aye. Motion carried.

## **ATTEST**

---

Susan Kiepke, Auditor

---

Brenda Bode, Chairman