

BOARD OF ADJUSTMENT
June 8, 2021

CALL TO ORDER

Chairperson 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 were Planning and Zoning Acting Administrator Jenniges, and Auditor Kiepke.

APPROVE AGENDA

Motion by Reider, second by Weitala, to approve the agenda for the June 8, 2021 meeting. All members voted aye. Motion carried.

APPROVE MINUTES

Motion by Weitala, second by Kiner, to approve the minutes of the May 11, 2021 meeting. All members voted aye. Motion carried.

PUBLIC INPUT

Chairperson Bode called for public input. She reminded the public that this was for items not on the agenda. Hearing none, the meeting continued.

VARIANCE

The Planning Commission recommended granting 5-0-2.

Motion by Claggett, second by Reider, after consideration of Section 1206 B., to approve a variance for the following all in the Agricultural District; as requested by Mark Meier:

Lot 1-

Minimum lot size of +/- 19.74 acres resulting in a lot size of +/- 5.26 acres where the minimum is 25 acres.

Minimum setback from ROW for an existing residence of +/-38' resulting in setback of +/- 37' where the minimum is 75'.

Minimum north side yard setback for an existing "L" shaped building of +/-45' resulting in a setback of +/- 5' where the minimum is 50'.

Minimum east rear yard setback for an existing building of +/- 35' resulting in setback of +/- 15' where the minimum is 50'.

Lot 2-

Minimum south side yard setback from an existing dwelling unit of +/- 20' resulting in a setback of +/- 30' where the minimum is 50'.

Minimum west and south side yard setback from an existing pole shed of +/- 45' resulting in a setback of +/- 5' where the minimum is 50'.

Minimum north side yard setback from for an existing grain bin of +/- 35' resulting in a setback of +/-15' where the minimum is 50'.

This request is pursuant to Section 307(4) and Section 308 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property will be legally described as Lot 1 and Lot 2 of Rosewood Barn Lodge Addition in the SW 1/4 of Section 27, T 104 N, R 62 West of the 5th P.M., Davison County, South Dakota.

Application received April 22, 2021
Daily Republic May 29, 2021
Posted May 20, 2021
Notified Applicant May 21, 2021
Notified Abutting Property Owners May 21, 2021
Consideration of 1206 B. Variances

Roll call vote:

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

VARIANCE

The Planning Commission recommended granting 5-0-2.

Motion by Claggett, second by Reider, after consideration of Section 1206 B., to approve a variance in minimum lot size of +/- 20 acres resulting in a lot size of +/- 5 acres, where the minimum lot size is 25 acres in the Ag District; as requested by Perry Luna. 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 of Lot 1 of Luna's Addition in the S 1/2 of the SE 1/4 of Section 9, T 102 N, R 62 West of the 5th P.M., Davison County, South Dakota.

Application received May 3, 2021
Daily Republic May 29, 2021
Posted May 20, 2021
Notified Applicant May 21, 2021
Notified Abutting Property Owners May 21, 2021
Consideration of 1206 B. Variances

Roll call vote:

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

CONDITIONAL USE

The Planning Commission recommended granting 5-0-2.

Wendy and Rodney Mathers, adjacent landowners, appeared before the board to voice a concern regarding the moving of the home onto the property in regards to the space necessary to maneuver around physical obstructions.

Chairperson Bode reminded Mr. and Mrs. Mathers that the easement is a civil issue, and the county has no authority with it.

Motion by Claggett, second by Reider, after consideration of Section 1206 A., to approve a conditional use permit to recommend granting a Conditional Use Permit to construct a manufactured home in the Rural Estates District, as requested by Jason Brown. This request is pursuant to Section 504(13) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described Lot 2 of W & J Edinger's 1st Addition in the SW 1/4 of Section 15, T 103 N, R 62 West of the 5th P.M., South Dakota.

Application received May 17, 2021
Daily Republic May 29, 2021
Posted May 20, 2021
Notified Applicant May 21, 2021
Notified Abutting Property Owners May 21, 2021
Consideration of 1206 B. Variances

Roll call vote:

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

ADJOURN

At 9:39 A.M. motion by Reider, second by Claggett, to adjourn Board of Adjustment. All members voted aye. Motion carried.

ATTEST:

James Matthews, Deputy Auditor

Brenda Bode, Chairperson