

BOARD OF ADJUSTMENT
April 19, 2022

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 & Zoning Administrator Bathke and Auditor Kiepke.

APPROVE AGENDA

Motion by Reider, second by Kiner to approve the agenda for the April 19, 2022, meeting. All members voted aye. Motion carried.

APPROVE MINUTES

Motion by Claggett, second by Kiner, to approve the minutes of the April 12, 2022, 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.

CONDITIONAL USE

The Planning Commission recommended granting 5-0-2.

Motion by Claggett, second by Kiner, after consideration of Section 1206 A Conditional Uses, to grant a Conditional Use Permit for an expansion of an existing concentrated animal feeding operation (CAFO) from 2,400 animal units to 4,672 animal units in the Ag District, as requested by Blue Stem Family Farms, LLC. This request is pursuant to Section 3:04(10), 3:10, 1106(A) & 1206(A) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Parcel 1: Tract A of Greenway Addition in Government Lot 1 in the NE ¼ of the NE ¼ of Section 6, T 103 N, R 61 W of the 5th P.M., Davison County, South Dakota. Parcel 2: NE ¼ Ex Tract A of Greenway Addition in the NE ¼ of Section 6, T 103 N, R 61 W of the 5th P.M., Davison County, South Dakota.

Application received March 17, 2022

Daily Republic March 26, 2022

Posted March 24, 2022

Notified Applicant March 23, 2022

Notified Abutting Property Owners March 23, 2022

Consideration of 1206 A. Conditional Uses

Roll call vote:

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

VARIANCE

The Planning Commission recommended granting 5-0-2.

Motion by Kiner, second by Weitala, after consideration of Section 1206 B Variances, to grant a variance in minimum rear yard setback of +/- 131' (ft) to create a rear yard setback of +/- 169' (ft) from the proposed GDU expansion on the west side, where the required rear yard setback is 300' (ft) in the Ag District for a CAFO; to grant a variance in minimum side yard setback of +/- 200' (ft) to create a side yard setback of +/- 100' (ft) from the gestation barn expansion on the south side, where the required side yard setback is 300' (ft) in the Ag District for a CAFO; to grant a variance in minimum side yard setback of +/- 122' (ft) to create a side yard setback of +/- 178' (ft) from the proposed farrowing barn expansion on the south side, where the required side yard setback is 300' (ft) in the Ag District for a CAFO; to grant a variance in minimum front yard setback of +/- 14' (ft) to create a front yard setback of +/- 286' (ft) from the proposed load out on the proposed farrowing barn expansion on the east side, where the required front yard setback is 300' (ft) in the Ag District for a CAFO; to grant a variance in minimum rear yard setback of +/- 45' (ft) to create a rear yard setback of +/- 255' (ft) from the proposed compost expansion on the west side, where the required side yard setback is 300' (ft) in the Ag District for a CAFO as requested by Blue Stem Family Farms, LLC. This request is pursuant to Section 3:10(3)(h), 1106(B) & 1206(B) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Parcel 1: Tract A of Greenway Addition in Government Lot 1 in the NE ¼ of the NE ¼ of Section 6, T 103 N, R 61 W of the 5th P.M., Davison County, South Dakota. Parcel 2: NE ¼ Ex Tract A of Greenway Addition in the NE ¼ of Section 6, T 103 N, R 61 W of the 5th P.M., Davison County, South Dakota

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Consideration of 1206 B. Variances

Roll call vote:

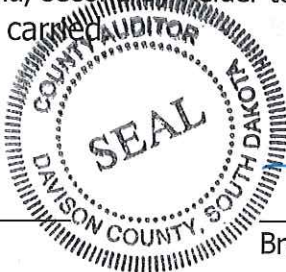
Weitala – aye, Reider – aye, Kiner – aye, Claggett – aye, Bode – aye. Motion carried.

ADJOURN

At 10:18 a.m., motion by Weitala, second by Reider to adjourn Board of Adjustment. All members voted aye. Motion carried.

ATTEST


Susan Kiepeke, Auditor




Brenda Bode, Chairperson