

BOARD OF ADJUSTMENT
January 10, 2017

CALL TO ORDER

Chairman Bode called the meeting of the Davison County Board of Adjustment to order at 9:10 a.m. All members of the Board were present. Also present were Planning & Zoning Deputy Jenniges and Auditor Kiepkke.

APPROVE MINUTES

Motion by Kiner, second by Claggett, to approve the minutes of the November 15, 2016 meeting. All members voted aye. Motion carried.

VARIANCES

The Planning Commission recommended granting 6-0-1.

Motion by Claggett, second by Weitala, after consideration of Section 1507 C Variances, to grant a variance in front yard setback of +/- 10' (ft) resulting in a setback of +/- 65' (ft) from the right of way, as requested by Teresa Wilson. This request is pursuant to Section 613 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Tract 1 of Wilson Tracts in the NE ¼ of Section 25, T103 N, R 61 W, of the 5th P.M., Davison County, South Dakota.

Application received November 29, 2016
Daily Republic December 29, 2016
Posted December 29, 2016
Notified Applicant December 20, 2016
Notified Abutting Property Owners December 20, 2016
Consideration of 1507 C. Variances

Roll call vote:

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

The Planning Commission recommended granting 6-0-1 with condition of an Ag Covenant.

Motion by Claggett, second by Kiner, after consideration of Section 1507 C Variances, to grant a variance for minimum lot size of +/- 23.209 acres to create a lot size of +/- 1.791 acres, as requested by Brad Gates. This request is pursuant to Section 616 (4) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The minimum lot size of 25 acres in the AG Res District will not be met. The property is legally described as Lots A-1C and A-1D of J.L. Oberembt's First Addition a Subdivision of Government Lot 4 of Section 3, T102 N, R 60 W, of the 5th P.M., Davison County, South Dakota.

Application received December 16, 2016
Daily Republic December 29, 2016
Posted December 23, 2016

Notified Applicant December 20, 2016
Notified Abutting Property Owners December 20, 2016
Consideration of 1507 C. Variances

Roll call vote:

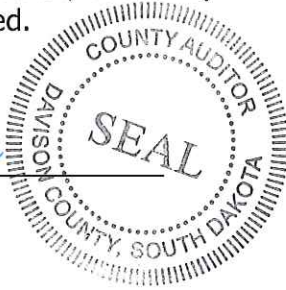
Weitala – aye, Reider – aye, Kiner – aye, Claggett – aye, Bode - aye. Motion carried.

ADJOURN

At 9:15 a.m., motion by Kiner, second by Reider to adjourn Board of Adjustment. All members voted aye. Motion carried.

ATTEST


Susan Kiepke, Auditor




Brenda Bode, Chairman

**BOARD OF ADJUSTMENT
February 14, 2017**

CALL TO ORDER

Chairman Bode called the meeting of the Davison County Board of Adjustment to order at 9:17 a.m. All members of the Board were present. Also present were Planning & Zoning Administrator Bathke, Deputy Jenniges and Auditor Kiepke.

APPROVE MINUTES

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

VARIANCES

The Planning Commission recommended granting 4-1-2.

Motion by Claggett, second by Kiner, after consideration of Section 1507 C Variances, to grant a variance in minimum lot size of +/- 16.734 acres to create a lot size of +/- 8.266 acres, where the minimum lot size requirement is 25 acres in the AG Res District, as requested by Tony Tilton. This request is pursuant to Section 515(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 Tilton Tract 2, a Subdivision of the W 1/2 of the SW 1/4 of Section 33, T102 N, R 62 W, of the 5th P.M., Davison County, South Dakota.

Application received January 23, 2017
Daily Republic February 3, 2017
Posted January 28, 2017
Notified Applicant January 24, 2017
Notified Abutting Property Owners January 24, 2017
Consideration of 1507 C. Variances

Roll call vote:

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

ADJOURN

At 9:25 a.m., motion by Weitala, second by Reider to adjourn Board of Adjustment. All members voted aye. Motion carried.

ATTEST


Susan Kiepke, Auditor




Brenda Bode, Chairman

BOARD OF ADJUSTMENT
April 11, 2017

CALL TO ORDER

Chairperson Bode called the meeting of the Davison County Board of Adjustment to order at 9:17 a.m. Members of the Board present were Bode, Claggett, Kiner and Reider. Absent Weitala. Also present were Deputy Planning & Zoning Administrator Jenniges and Auditor Kiepke.

APPROVE MINUTES

Motion by Kiner, second by Claggett, to approve the minutes of the February 14, 2017 meeting. All members present voted aye. Motion carried.

AMEND NOVEMBER 15, 2016 MINUTES

Motion by Kiner, second by Reider, to amend the minutes of the November 15, 2016 meeting so as to change motion failed to motion carried for the Lemke Conditional Use. All members present voted aye. Motion carried.

VARIANCES

The Planning Commission recommended granting 6-0-1.

Motion by Kiner, second by Reider, after consideration of Section 1507 C Variances, to grant a variance for a minimum front yard setback of +/- 41' (ft) resulting in a setback of +/- 34' (ft) from the right of way, where the minimum setback is 75' (ft) in the AG District, as requested by Darwin Kreth. 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 the SE ¼ Ex H1 & R1 of Section 33, T 101 N, R 62 W, of the 5th P.M., Davison County, South Dakota.

Application received February 28, 2017
Daily Republic April 1, 2017
Posted March 24, 2017
Notified Applicant March 21, 2017
Notified Abutting Property Owners March 21, 2017
Consideration of 1507 C. Variances

Roll call vote:

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

The Planning Commission recommended granting 6-0-1 with condition of an Ag Covenant.

Motion by Kiner, second by Claggett, after consideration of Section 1507 C Variances, to grant a variance for a minimum lot size of +/- 22.17 acres resulting in a lot size of +/- 2.83 acres and a side yard setback of +/- 10' (ft) resulting in a side yard setback of +/- 40' (ft) for Lot 1 and a

variance for a minimum lot size of +/- 22.17 acres resulting in a lot size of +/- 2.83 acres and a side yard setback of +/- 6' (ft) resulting in a side yard setback of +/- 44' (ft) for Lot 2. The minimum lot size is 25 acres and the minimum side yard setback is 50' (ft) in the AG District, as requested by Amber Sinkie. This request is pursuant to Section 513(3) and 515 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 Sinkie First Addition in the North 60 Rods of the NW ¼ of Section 21, T 104 N, R 62 W, of the 5th P.M., Davison County, South Dakota.

Application received March 20, 2017
Daily Republic April 1, 2017
Posted March 24, 2017
Notified Applicant March 21, 2017
Notified Abutting Property Owners March 21, 2017
Consideration of 1507 C. Variances

Roll call vote:

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

ADJOURN

At 9:25 a.m., motion by Reider, second by Kiner to adjourn Board of Adjustment. All members voted aye. Motion carried.

ATTEST



Susan Kiepke, Auditor



Brenda Bode, Chairperson

BOARD OF ADJUSTMENT
May 9, 2017

CALL TO ORDER

Chairperson Bode called the meeting of the Davison County Board of Adjustment to order at 9:17 a.m. All members of the Board were present. Also present were Planning & Zoning Administrator Bathke, Deputy Jenniges and Deputy Auditor Stoebner.

APPROVE MINUTES

Motion by Kiner, second by Weitala, to approve the minutes of the April 11, 2017 meeting. All members voted aye. Motion carried.

VARIANCES

The Planning Commission recommended granting 7-0.

Motion by Kiner, second by Claggett, after consideration of Section 1507 C Variances, to grant a variance for front yard setback of +/- 62' (ft) resulting in a setback of +/- 13' (ft) from the right of way and a side yard setback of +/- 3' (ft), resulting in a setback of +/- 7' (ft) from the property line, where the front yard setback requirement is 75' (ft) and the side yard setback requirement is 10' (ft) in the AG Residential District, as requested by Robert Novotny. This request is pursuant to Section 613 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Lots 1 & 2 of River Front Estates located in the SE ¼ of Section 25, T 103 N, R 60 W, of the 5th P.M., Davison County, South Dakota.

Application received March 23, 2017
Daily Republic April 28, 2017
Posted April 21, 2017
Notified Applicant April 18, 2017
Notified Abutting Property Owners April 18, 2017
Consideration of 1507 C. Variances

Roll call vote:

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

The Planning Commission recommended granting 7-0.

Motion by Claggett, second by Reider, after consideration of Section 1507 C Variances, to grant a variance for front yard setback of +/- 25' (ft) resulting in a setback of +/- 50' (ft) from the right of way, where the front yard setback requirement is 75' (ft) in the AG District, as requested by Dan Weiss. 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 E385' of the S535' in the SE ¼ of Section 19, T 103 N, R 61 W, of the 5th P.M., Davison County, South Dakota.

Application received April 5, 2017
Daily Republic April 28, 2017
Posted April 21, 2017
Notified Applicant April 18, 2017
Notified Abutting Property Owners April 18, 2017
Consideration of 1507 C. Variances

Roll call vote:

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

The Planning Commission recommended granting 7-0.

Motion by Kiner, second by Claggett, after consideration of Section 1507 C Variances, to grant a variance in minimum lot size of +/- 19.482 acres to create a lot size of +/- 5.518 acres, where the minimum lot size requirement is 25 acres in the AG Residential District, as requested by Dan Stolp. This request is pursuant to Section 616(4) 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 of Stolp Addition in the W ½ of the NW ¼ of Section 23, T 102 N, R 60 W, of the 5th P.M., Davison County, South Dakota.

Application received April 17, 2017
Daily Republic April 28, 2017
Posted April 21, 2017
Notified Applicant April 18, 2017
Notified Abutting Property Owners April 18, 2017
Consideration of 1507 C. Variances

Roll call vote:

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

CONDITIONAL USE

The Planning Commission recommended granting 7-0.

Motion by Claggett, second by Kiner, after consideration of Section 1507 B Conditional Uses, to grant a conditional use permit to build storage units for rent, as requested by Kim Lorang. This request is pursuant to Section 507(34) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Lot A EX Thomas Tract 1 & Lot B EX E275' of S233' & EX E200' Less S233' thereof Sub of NE ¼ & that portion of SE ¼ lying N of RR ROW of Section 21, T 103 N, R 62 W of the 5th P.M., Davison County, South Dakota.

Application received April 17, 2017
Daily Republic April 28, 2017
Posted April 21, 2017
Notified Applicant April 18, 2017
Notified Abutting Property Owners April 18, 2017
Consideration of 1507 C. Variances

Roll call vote:

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

VARIANCE

The Planning Commission recommended granting 7-0.

Motion by Kiner, second by Weitala, after consideration of Section 1507 C Variances, to grant a variance for front yard setback of +/- 60' (ft) resulting in a setback of +/- 15' (ft) from the right of way and a side yard setback of +/- 35' (ft) from the E275' of the S233' of Lot B, EX the E273' of the S170' & EX the E200' of the S233' less the S170' being a Sub of the NE ¼ & that portion of the SE ¼ lying N of the RR ROW of Section 21, T 103 N, R 62 W of the 5th P.M., Davison County, South Dakota, resulting in a setback of +/- 15' (ft) from the property line, where the front yard setback requirement is 75' (ft) and the side yard setback requirement is 50' (ft) in the AG District, as requested by Kim Lorang. 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 Lot A EX Thomas Tract 1 & Lot B, EX E275' of S233' & EX E200' less S233' thereof Sub of NE ¼ & that portion of SE ¼ lying N of RR ROW of Section 21, T 103 N, R 62 W, of the 5th P.M., Davison County, South Dakota.

Application received April 17, 2017

Daily Republic April 28, 2017

Posted April 21, 2017

Notified Applicant April 18, 2017

Notified Abutting Property Owners April 18, 2017

Consideration of 1507 C. Variances


Roll call vote:

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

ADJOURN

At 9:30 a.m., motion by Weitala, second by Kiner to adjourn Board of Adjustment. All members voted aye. Motion carried.

ATTEST


Susan Kiepke, Auditor

Noelle Stoebner, Deputy Auditor


Brenda Bode, Chairperson

BOARD OF ADJUSTMENT
May 23, 2017

CALL TO ORDER

Chairman Bode called the meeting of the Davison County Board of Adjustment to order at 9:45 a.m. All members of the Board were present. Also present were Planning & Zoning Administrator Bathke, Deputy Jenniges and Auditor Kiepke.

APPROVE MINUTES

Motion by Weitala, second by Kiner, to approve the minutes of the May 9, 2017 meeting. All members voted aye. Motion carried.

VARIANCES

The Planning Commission recommended granting 5-0-2.

Motion by Weitala, second by Claggett, after consideration of Section 1507 C Variances, to grant a variance for front yard setback of +/- 25' (ft), resulting in a setback of +/- 275' (ft) from the east right of way; side yard setback of +/- 25' (ft), resulting in a setback of +/- 275' (ft) from the north property line; side yard setback of +/- 25' (ft), resulting in a setback of +/- 275' (ft) from the west property line; side yard setback of +/- 50' (ft), resulting in a setback of +/- 250' (ft) from the south property line; where the setback requirements for a CAFO is 300' (ft) in the AG District, as requested by Blue Stem Family Farm, LLC. This request is pursuant to Section 517:3 (f) and (h) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Tract A Greenway Addition in the NE ¼ of Section 6, T103 N, R 61 W, of the 5th P.M., Davison County, South Dakota.

Application received May 4, 2017
Daily Republic May 9, 2017
Posted May 8, 2017
Notified Applicant May 8, 2017
Notified Abutting Property Owners May 8, 2017
Consideration of 1507 C. Variances

Roll call vote:

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

ADJOURN

At 9:51 a.m., motion by Reider, second by Kiner to adjourn Board of Adjustment. All members voted aye. Motion carried.

ATTEST



Susan Kiepke, Auditor





Brenda Bode, Chairman

BOARD OF ADJUSTMENT
July 18, 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 Jenniges and Auditor Kiepke.

APPROVE MINUTES

Motion by Weitala, second by Reider, to approve the minutes of the May 23, 2017 meeting. All members voted aye. Motion carried.

CONDITIONAL USES

The Planning Commission recommended granting 4-0-3.

Motion by Claggett, second by Kiner, after consideration of Section 1507 B Conditional Uses, to approve a Conditional Use Permit to allow extraction of sand, gravel, or minerals provided such uses meet requirements for conducting surface mining activities of SDCL 45-6B in the Ag Res District, as requested by Schoenfelder Construction/Bollock Family. This request is pursuant to Section 607 (15) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as the SW ¼, North of the Right of Way of Section 24, T 103 N, R 61 W of the 5th P.M., Davison County, South Dakota.

Application received June 21, 2017
Daily Republic July 7, 2017
Posted June 29, 2017
Notified Applicant June 27, 2017
Notified Abutting Property Owners June 27, 2017
Consideration of 1507 B. Conditional Uses

Roll call vote:

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

The Planning Commission recommended granting 4-0-3.

Motion by Reider, second by Kiner, after consideration of Section 1507 B Conditional Uses, to approve a Conditional Use Permit to allow extraction of sand, gravel, or minerals provided such uses meet requirements for conducting surface mining activities of SDCL 45-6B in the Ag Res District, as requested by Commercial Asphalt with the condition of an acceptable road maintenance agreements between Commercial Asphalt and Badger Township for 404th Ave. and Commercial Asphalt and Davison County for 250th Street. This request is pursuant to Section 507 (14) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as the NE ¼, EX Lot 1 of Bussmus Farms Addition of Section 34, T 104 N, R 61 W of the 5th P.M., Davison County, South Dakota.

Application received June 14, 2017

Daily Republic July 7, 2017
Posted June 29, 2017
Notified Applicant June 27, 2017
Notified Abutting Property Owners June 27, 2017
Consideration of 1507 B. Conditional Uses

Roll call vote:

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

VARIANCES

The Planning Commission recommended denying 4-0-3 a variance for side yard setback +/- 40' (ft), resulting in a setback of +/- 10' (ft) from the property line, where the side yard setback is 50' (ft) in the AG District.

Motion by Claggett, second by Kiner, after consideration of Section 1507 C Variances, to grant a variance for side yard setback of +/- 10' (ft), resulting in a setback of +/- 40' (ft) from the property line, where the side yard setback requirement is 50' (ft) in the AG District, as requested by Kevin Allum with the condition the shed is 50' (ft) from the south property line and shall be no bigger than 22' (ft) x 60' (ft). 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 N300' (ft) x W435.6' (ft) EX H-1 & S-1 in the NW ¼ of Section 22, T104 N, R 62 W, of the 5th P.M., Davison County, South Dakota.

Application received June 16, 2017
Daily Republic July 7, 2017
Posted June 29, 2017
Notified Applicant June 27, 2017
Notified Abutting Property Owners June 27, 2017
Consideration of 1507 C. Variances

Roll call vote:

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

The Planning Commission recommended granting 4-0-3.

Motion by Weitala, second by Claggett, after consideration of Section 1507 C Variances, to grant a variance for side yard setback of +/- 42' (ft), resulting in a setback of +/- 8' (ft) from the property line, where the side yard setback requirement is 50' (ft) in the AG District, as requested by Delmar Mueller. 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 NW ¼ of the NW ¼ EX area beginning at a point 965' (ft) south of the NW Corner thence 200' (ft) east then 200' (ft) south then 200' (ft) west then 200' north to beginning & EX E820' (Ft) of 804' (ft) of Section 09, T101 N, R 60 W, of the 5th P.M., Davison County, South Dakota.

Application received June 26, 2017
Daily Republic July 7, 2017
Posted June 29, 2017

Notified Applicant June 27, 2017
Notified Abutting Property Owners June 27, 2017
Consideration of 1507 C. Variances

Roll call vote:

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

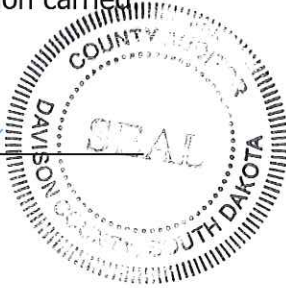
ADJOURN

At 9:52 a.m., motion by Reider, second by Claggett to adjourn Board of Adjustment. All members voted aye. Motion carried.

ATTEST



Susan Kiepke, Auditor





Brenda Bode, Chairman

BOARD OF ADJUSTMENT
September 26, 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 Jenniges and Auditor Kiepke.

APPROVE MINUTES

Motion by Claggett, second by Kiner, to approve the minutes of the July 18, 2017 meeting. All members voted aye. Motion carried.

VARIANCES

The Planning Commission recommended granting 4-0-3.

Motion by Claggett, second by Kiner, after consideration of Section 1206 B Variances, to grant a variance for a lot size of +/- 22 acres to create a lot size of +/- 3 acres where the minimum is 25 acres; side yard setback on the west side of +/- 17' (ft) to create a side yard setback of 33' (ft) from proposed garage where the minimum setback is 50' (ft); side yard setback on the west side of +/- 36' (ft) creating a setback of +/- 14' (ft) from the existing house on the parent parcel where the minimum setback is 50' (ft); side yard setback on the north side of +/- 32' (ft) creating a setback of +/- 18' (ft) from the existing shed of the parent parcel where the minimum setback is 50' (ft); all in the Ag District, as requested by Jim and Barb Schlaffman. 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 a Plat of Lot 1 of JBS Addition in the SE ¼ of Section 11, T101 N, R 60 W, of the 5th P.M., Davison County, South Dakota.

Application received July 7, 2017
Daily Republic September 9, 2017
Posted August 25, 2017
Notified Applicant August 23, 2017
Notified Abutting Property Owners August 23, 2017
Consideration of 1206 B. Variances

Roll call vote:

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

The Planning Commission recommended granting 4-0-3.

Motion by Weitla, second by Kiner, after consideration of Section 1206 B Variances, to grant a variance for lot size of +/- 12.78 acres to create a lot size of +/- 12.28 acres, where the minimum is 25 acres in the Ag District, as requested by Craig Moller. 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 CBM

Addition in Government Lot 1 of the NE ¼ of Section 6, T101 N, R 62 W, of the 5th P.M., Davison County, South Dakota.

Application received August 4, 2017
Daily Republic September 9, 2017
Posted August 25, 2017
Notified Applicant August 23, 2017
Notified Abutting Property Owners August 23, 2017
Consideration of 1206 B Variances

Roll call vote:

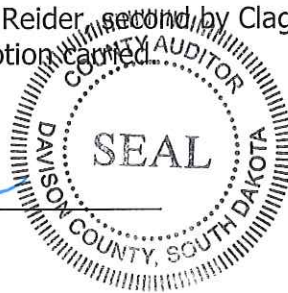
Weitala – aye, Kiner – aye, Claggett – aye, Bode – aye, Reider - abstained. Motion carried.

ADJOURN

At 9:25 a.m., motion by Reider, second by Claggett to adjourn Board of Adjustment. All members voted aye. Motion carried.

ATTEST


Susan Kiepke, Auditor




Brenda Bode, Chairman

BOARD OF ADJUSTMENT
October 10, 2017

CALL TO ORDER

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

APPROVE MINUTES

Motion by Claggett, second by Kiner, to approve the minutes of the May 23, 2017 meeting. All members present voted aye. Motion carried.

VARIANCES

The Planning Commission recommended granting 6-0-1.

Motion by Claggett, second by Reider, after consideration of Section 1206 B Variances, to grant a variance in lot size of +/- 13.225 acres to create a lot size of +/- 11.775 acres for lot 2 and a variance in minimum lot size of +/- 21.623 acres to create a lot size of +/- 3.377 acres for lot 3, where the minimum lot size requirement is 25 acres in the Agricultural District, as requested by Dale and Donna Frank. 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 Lots 1,2,3, and 4 of Frank's Addition in the East 974.4' (ft) of the West 1772.4' (ft) of the South 718.2' (ft) in the S ½ of Section 14, T103 N, R 62 W, of the 5th P.M., Davison County, South Dakota.

Application received September 8, 2017
Daily Republic September 29, 2017
Posted September 21, 2017
Notified Applicant September 19, 2017
Notified Abutting Property Owners September 19, 2017
Consideration of 1206 B. Variances

Roll call vote:

Reider – aye, Kiner – aye, Claggett – aye, Bode – aye, Weitala - absent. 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 in lot size of +/- 15.29 acres to create a lot size of +/- 9.71 acres, where the minimum lot size requirement is 25 acres in the Agricultural District, as requested by Willibrd Hohn. 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 WMH Addition in the SE ¼ of Section 14, T101 N, R 61 W, of the 5th P.M., Davison County, South Dakota.

Application received September 8, 2017
Daily Republic September 29, 2017
Posted September 21, 2017
Notified Applicant September 19, 2017
Notified Abutting Property Owners September 19, 2017
Consideration of 1206 B. Variances

Roll call vote:

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

ADJOURN

At 9:24 a.m., motion by Reider, second by Kiner to adjourn Board of Adjustment. All members present voted aye. Motion carried.

ATTEST



Susan Kiepke, Auditor





Brenda Bode, Chairman

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 Kiepkke.

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 5th 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 5th 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 5th 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 5th 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 5th 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.

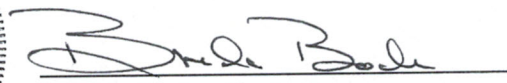
ADJOURN

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