

**BOARD OF ADJUSTMENT**  
**March 12, 2024**

**CALL TO ORDER**

Chairperson Reider called the meeting of the Davison County Board of Adjustment to order at 9:16 a.m. All members of the Board were present. Also present were Planning & Zoning Assistant Administrator Wegleitner and Auditor Kiepke.

**APPROVE AGENDA**

Motion by Claggett, second by Nebelsick to approve the agenda for the March 12, 2024, meeting. All members voted aye. Motion carried.

**APPROVE MINUTES**

Motion by Claggett, second by Nebelsick, to approve the minutes of the February 13, 2024, meeting. All members voted aye. Motion carried.

**PUBLIC INPUT**

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

**VARIANCES**

The Planning Commission recommended granting 6-1.

Motion by Nebelsick, second by Blaaid, after consideration of Section 1206 B Variances, to grant a variance in front yard setback of +/- 30', creating a setback of +/- 45' from the house to the north property line, where the minimum front yard setback is 75' in the Ag Residential District, and a variance in lot size of +/- 15.267 acres, creating a lot size of +/- 9.733 acres, where the minimum lot size is 25 acres for a residence in the Ag Residential District, as requested by Focus Land & Cattle LLC. This request is pursuant to Section 407(1), 408(1)(a), 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 the N ½ of the NE ¼, except Lot A and except Lot A of J.D. Hamar's 1<sup>st</sup> Addition, all in Section 8, T 102 N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.

Application received January 30, 2024  
Daily Republic March 2, 2024  
Posted February 23, 2024  
Notified Applicant February 20, 2024  
Notified Abutting Property Owners February 20, 2024  
Consideration of 1206 B. Variances

Roll call vote:

Claggett – aye, Nebelsick – aye, Blaaid – aye, Kiner – aye, Reider – aye. Motion carried.

The Planning Commission recommended granting 6-1.

Motion by Balaalid, second by Nebelsick, after consideration of Section 1206 B Variances, to grant a variance in lot size of +/- 16.97 acres, creating a lot size of +/- 8.03 acres, where the minimum lot size is 25 acres for a residence in the Ag District, as requested by Lance and Larry Olsen. This request is pursuant to Section 307(5), 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 the NE ¼, less the E.211.00' of the N.300' of the S.500' of the NE ¼, S ½ of the N ½ of the S ½ of the NE ¼, and S ½ of the S ½ of the NE ¼, of Section 4, T 102 N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.

Application received February 16, 2024  
Daily Republic March 2, 2024  
Posted February 23, 2024  
Notified Applicant February 20, 2024  
Notified Abutting Property Owners February 20, 2024  
Consideration of 1206 B. Variances

Roll call vote:

Nebelsick – aye, Balaalid – aye, Kiner – aye, Claggett – aye, Reider – aye. Motion carried.

The Planning Commission recommended granting 6-1 with the recommendation to eliminate the variance of +/- 25', creating a setback of +/- 50' from the proposed house to the east property line, where the front yard setback is 75' in the Ag District.

Motion by Nebelsick, second by Claggett, after consideration of Section 1206 B Variances, to grant a variance in side yard setback of +/- 20', creating a side yard a setback of +/- 30' from the proposed house to the north property line, where the side yard setback is 50' in the Ag District, a variance in lot size of +/- 24 acres, creating a lot size of +/- 1 acres and a variance in lot size of +/- 4.556 acres, creating a lot size of +/- 20.444 acres, where the minimum lot size is 25 acres for a residence in the Ag District, as requested by Henry & Lesley Bartscher. This request is pursuant to Section 307(2), 307(5), 308(1)(a), 308(1)(c), 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 the S.56 Rods of the SE ¼ of the SE ¼ of Section 19, T 102 N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota, except Lot A of Lamont's Subdivision.

Application received February 20, 2024  
Daily Republic March 2, 2024  
Posted February 23, 2024  
Notified Applicant February 20, 2024  
Notified Abutting Property Owners February 20, 2024  
Consideration of 1206 B. Variances

Roll call vote:

Balaalid – aye, Kiner – aye, Claggett – aye, Nebelsick – aye, Reider – aye. Motion carried.

**ADJOURN**

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

**ATTEST**

  
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Susan Kiepke, Auditor





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Randy Reider, Chairperson