

BOARD OF ADJUSTMENT

March 11, 2025

CALL TO ORDER

Chairperson Reider called the Davison County Board of Adjustment meeting to order at 9:15 a.m. All board members were present, as were Planning and Zoning Deputy Administrator Wegleitner and Auditor Wingert.

APPROVE AGENDA

Motion by Claggett, seconded by Nebelsick, to approve the proposed agenda for the March 11, 2025, meeting. All members voted aye. Motion carried.

APPROVE MINUTES

Motion by Nebelsick, seconded by Blaalid, to approve the January 14, 2025, meeting minutes. 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.

VARIANCE

The Planning Commission recommended granting 6-0, with 1 absent.

Motion by Nebelsick, second by Kiner, after consideration of Section 12:06(B), to grant a Variance requested by Bradley James of +/- 32', creating a setback of +/-43' from the proposed house addition to the east property line, where the minimum front yard setback is 75' in the Agricultural Residential District. This request is pursuant to 4:08(1)(a) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Lot 2 in the SE1/4 of Section 13, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

Application received: December 12, 2024

Daily Republic Published: February 22, 2025 & March 1, 2025

Posted Signs: February 21, 2025

Notified Applicant: February 18, 2025

Notified Abutting Property Owners: February 18, 2025

Consideration of 12:06(B) Variance

Roll call vote:

Claggett-aye, Reider-aye, Blaalid-aye, Kiner-aye, Nebelsick-aye. Motion carried.

CONDITIONAL USE

The Planning Commission recommended granting 6-0, with 1 absent.

Motion by Claggett, seconded by Nebelsick, after consideration of Section 12:06(A), to grant a Conditional Use requested by Jeff Nicholson to operate auto sales or vehicles, including trailers in the Agricultural District. This request is pursuant to Section 3:04(5) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Lot A of G.G. Plamp's First Addition in the SE ¼ of Section 3, T 104 N, R 61 W, Davison County, South Dakota.

Application received: February 4, 2025

Daily Republic Published: February 22, 2025 & March 1, 2025

Posted Signs: February 21, 2025

Notified Applicant: February 18, 2025

Notified Abutting Property Owners: February 18, 2025

Consideration of 12:06(A) Conditional Use

Roll call vote:

Claggett-aye, Reider-aye, Blaalid-aye, Kiner-aye, Nebelsick-aye. Motion carried.

VARIANCE

The Planning Commission recommended granting 6-0, with 1 absent.

Motion by Nebelsick, seconded by Blaalid, after consideration of Section 12:06(B), to grant a variance requested by PZ Partnership of +/-19 acres, creating a lot size of +/- 6 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District. This request is pursuant to 3:07(4) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property will be legally described after approval as Lot 1A, a subdivision of Lot 1 of Feterl Addition in the NE1/4 of Section 4, T 104 N, R 60, West of the 5th P.M., Davison County, South Dakota.

Application received: December 12, 2024

Daily Republic Published: February 22, 2025 & March 1, 2025

Posted Signs: February 21, 2025

Notified Applicant: February 18, 2025

Notified Abutting Property Owners: February 18, 2025

Consideration of 1206(b) Variance

Roll call vote:


Claggett-aye, Reider-aye, Blaalid-aye, Kiner-aye, Nebelsick-aye. Motion carried.

ADJOURN

At 9:27 a.m. a motion by Blaalid, seconded by Claggett, to adjourn the Board of Adjustment. All members voted aye. Motion carried.

ATTEST:


Kathy Wingert, Auditor


Randy Reider, Chairperson