

DAVISON COUNTY BOARD OF ADJUSTMENT

JUNE 9, 2026

CALL TO ORDER

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

APPROVE AGENDA

Motion by Nebelsick, seconded by Blaaid to approve the proposed agenda for the June 9, 2026, meeting. All members voted aye. Motion carried.

APPROVE MINUTES

Motion by Nebelsick, seconded by Blaaid to approve the May 12, 2026, meeting minutes. All members voted aye. Motion carried.

PUBLIC INPUT

Chairperson Reider called for any 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 a 6-0-1

Motion by Nebelsick, seconded by Kiner, after consideration of Section 12:06(b), to grant a variance requested by Bryan & Cynthia Dixon of +/- 24 acres, creating Lot 1 with a lot size of +/- 1 acre & +/- 24 acres, creating Lot 2 with a lot size of +/- 1 acre, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District. +/-4.80', creating a lot width for Lot 1 of +/- 145.20' & +/-4.80', creating a lot width for Lot 2 of +/-145.20', where the minimum lot width is 150' in the Agriculture Residential District. This request is pursuant to section 4:07 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Lot B in the NW ¼ of section 25, T 103 N, R 61 West of the 5th P.M. Davison County, South Dakota.

Application Received: May 15, 2026

Daily Republic Published: May 23, 2026 & May 30, 2026

Posted Signs: May 22, 2026

Notified Applicant: May 21, 2026

Notified Abutting Property Owners: May 21, 2026

Consideration of 12:06 (b) Variance

A roll call vote: Claggett- aye, Kiner-aye, Nebelsick-aye, Blaallid-aye, Chairman Reider- aye.
Motion Carried 5-0.

CONDITIONAL USE

The Planning Commission recommended granting a 6-0-1.

Motion by Nebelsick, seconded by Claggett, after consideration of Section 12:06(a), to grant a conditional use requested by Swin Ridge LLC for the construction of a 1,920-animal unit concentrated animal feeding operation within the Agricultural District. Motion to approve with the conditions to plant a minimum of three rows of fast-growing trees and maintain the trees throughout the life of the operation, as well as follow the new township road maintenance agreement. This request is pursuant to sections 3:04 (10) & 3:10 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as NW1/4 of Section 33, T 103 N R 61, W of the 5th P.M., Davison County, South Dakota,

Input from the public:

Jane Rhodes spoke in opposition, expressing concerns that the odor and proximity of the operation would decrease surrounding property values. She noted that her stepson lives near the proposed site and questioned whether the county would lower property taxes if the operation negatively affected property values. Jane stated she does not support the proposed permit.

Jason Rhodes, who lives near the proposed site, also voiced concerns regarding the proposed tree screening. He noted that fast-growing trees often have a shorter lifespan and requested that any trees planted as a condition of approval be maintained for the life of the barns.

Mike Music spoke in opposition to the proposal, stating that he operates a dog kennel business near the site and believes odors from the operation could negatively impact his business. He also raised concerns about potential health effects from gases generated by the facility and questioned how they may affect his livelihood.

Application Received: May 18, 2026

Daily Republic Published: May 23, 2026 & May 30, 2026

Posted Signs: May 22, 2026

Notified Applicant: May 21, 2026

Notified Abutting Property Owners: May 21, 2026

Consideration of 12:06(a) Conditional use.

Roll call vote: Claggett- aye, Kiner-aye, Nebelsick-aye, Blaalid-aye, Chairman Reider- aye.
Motion Carried 5-0.

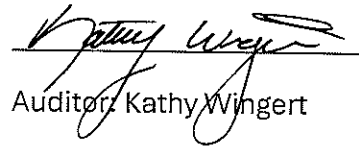
ADJOURN

At 9:40 AM, motion by Blaalid, seconded by Nebelsick to adjourn the Board of Adjustment meeting. All members voted aye. Motion carried.

ATTEST

A handwritten signature in cursive script, reading "Randy Reider", written over a horizontal line.

Chairman: Randy Reider

A handwritten signature in cursive script, reading "Kathy Wingert", written over a horizontal line.

Auditor: Kathy Wingert