

BOARD OF ADJUSTMENT
September 10, 2024

CALL TO ORDER

Chairperson Reider called the meeting of the Davison County Board of Adjustment to order at 10:15 A.M. All members of the board were present. Also present were Planning and Zoning Administrator Bathke, Planning and Zoning Deputy Administrator Wegleitner and Interim Auditor Wingert.

APPROVE AGENDA

Motion by Claggett, second by Nebelsick to approve the proposed agenda, for the September 10, 2024, meeting. All members voted aye. Motion carried.

APPROVE MINUTES

Motion by Nebelsick second by Blaalid to approve the minutes of the July 9, 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.

VARIANCE

The Planning Commission recommended granting 7-0.

Motion by Nebelsick second by Blaalid after consideration of Section 1206(B), to grant a variance requested by James & Glenda Hohn of +/- 17.863 acres, creating a lot size of +/- 7.137 acres, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District. This request is pursuant to 407(1), 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 S1/2 of the NE1/4 of Section 16, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota.

Application received: August 19, 2024

Daily Republic Published: August 31, 2024

Posted Signs: August 23, 2024

Notified Applicant: August 21, 2024

Notified Abutting Property Owners: August 21, 2024

Consideration of 1206(b) Variance

Roll call vote:

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

CONDITIONAL USE

The Planning Commission recommended granting 1-6.

Motion by Blaalid second by Nebelsick after consideration of Section 1206(A), to grant a Conditional Use requested by Tracy Bailey to allow the construction & operation of 20 self-storage units in the Agricultural Residential District. This request is pursuant to Section 404(35), 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 Lot 4, Block 1 of West Fifty 1st Addition, a Subdivision of Lot A-2, a Subdivision of Lot A in the SW1/4 of Section 23, T 103 N, R 61, West of the 5th P.M., Davison County, South Dakota.

Application received: August 19, 2024

Daily Republic Published: August 31, 2024

Posted Signs: August 23, 2024

Notified Applicant: August 21, 2024

Notified Abutting Property Owners: August 21, 2024

Consideration of 1206(b) Variance

Discussion: Tracy Bailey supplied pictures of what her vision would look like. Her idea came because she struggles finding a place to store her own RV. Initially the idea started as a “shouse” and then continued to expand to 10 storage units and then up to 20. She spoke with two of her neighbors which they seemed on board as there was a lot of positive feedback. One of them even talked about building a future campground in a nearby area. Two days after closing, she was faced with people saying they were not okay with her plan. Tracy shared her vision for safety and security such as installing cameras and a fence. She believes her request meets the guidelines of the permit she is asking for.

Scot Vander Pol stated he had no idea that Tracy was planning on building a storage unit facility. The day Tracy came to speak with him, he was in a hurry and didn't realize that this was what she was talking about doing. At this time, he isn't building a campground and if the idea has adverse effects on his neighbors, he wouldn't go through with it.

Zach Horstman voiced that he echoes what Scot stated. He indicated that Tracy spoke with his wife who was busy with the kids and didn't understand what Tracy was saying. Over 50% of the lot would be commercial and he doesn't agree with the plan.

Tracy Bailey came forward to state that she is being honest and that if people had more questions, they should have called to talk to her instead of letting things get to this place. She

indicated that if she knew they were going to say no, then she wouldn't have continued with her plans.

Paula Scherrer stated she didn't know as a property owner, that this is what her plan was. She was never provided with a drawing to understand what she was trying to do, but rather assumed it would be something small.

Commissioner Nebelsick stated this is a great idea, however the location isn't prime. He stated that the closes business is over a mile away and this would eliminate further development in the area.

Roll call vote:

Claggett- No Reider-No Blaalid-No Kiner-No Nebelsick-No Motion failed.

VARIANCE

The Planning Commission recommended granting 5-2.

Motion by Blaalid second by Kiner after consideration of Section 1206(B), to grant a variance requested by Tracy Bailey of +/- 25', creating a setback of +/- 50' from the proposed shouse to the east property line, where the front yard setback is 75' in the Agricultural Residential District. This request is pursuant to 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 Lot 4, Block 1 of West Fifty 1st Addition, a Subdivision of Lot A-2, a Subdivision of Lot A in the SW1/4 of Section 23, T 103 N, R 61, West of the 5th P.M., Davison County, South Dakota.

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Consideration of 1206(b) Variance

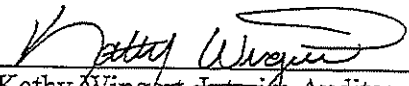
Roll call vote:

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

ADJOURN

At 10:52AM a motion by Blaalid second by Nebelsick to adjourn Board of Adjustment. All members voted aye. Motion carried.

ATTEST:


Kathy Wingert, Interim Auditor


Randy Reider, Chairperson