



<u>Minnehaha County</u> <u>Planning Commission</u> <u>Regular Meeting Agenda</u>
<u>Monday, May 20, 2024</u> <u>Meeting starts at 7:00 p.m.</u>
<u>415 N. Dakota Ave. on the 3rd Floor</u> <u>in the Commission Meeting Room</u>

County Planning Commissioners

Bonnie Duffy
Becky Randall
Adam Mohrhauser
Doug Ode
Mike Ralston
Ryan VanDerVliet
Joe Kippley

Planning Staff

Scott Anderson
Kevin Hoekman
Mason Steffen

Office of the State's Attorney

Eric Bogue

MEETING NOTES:

Individuals needing assistance, pursuant to the Americans with Disabilities Act, should contact the Minnehaha County Planning Office at 367-4204 or TDD 367-4220 by 10:00 am Friday preceding the meeting to make any necessary arrangements.

CONSENT AGENDA ITEMS:

Items on the consent agenda are perceived to be non-controversial and meet all of the requirements of the codes and regulations. The consent agenda will be acted on in one motion with no public hearing on the items, unless a member of the public, the Commission or staff requests the item be removed from the consent agenda. The Chair will read each item and ask if there are any objections from the audience. If so, please raise your hand and ask that the item be placed on the regular agenda. Any items remaining on the Consent Agenda will be approved by the Planning Commission, with the conditions recommended by staff.

REGULAR AGENDA ITEMS:

Members of the public should understand that Planning Commissioners may be unable to thoroughly review and consider materials delivered the day of the hearing. The order of business for the regular agenda shall be:

- | | | |
|---------------------------|-----------------------|----------------------------|
| A) Staff Presentation | C) Public Comments* | E) Public Testimony Closed |
| B) Applicant Presentation | D) Applicant Response | F) Commission Discussion |

INSTRUCTIONS FOR PUBLIC COMMENT:

- * Each member of the public will be limited to five minutes of public comment per item, and will only be allowed to address the commission once per item, unless they are called upon to answer additional questions from the commissioners.

PUBLIC INPUT ON NON-AGENDA ITEMS

Members of the public who wish to speak on an item not listed on the agenda will have five minutes per person to address the Planning Commission.



CONSENT AGENDA

ITEM 1. Approval of Minutes – April 22, 2024

ITEM 2. CONDITIONAL USE PERMIT #24-20 to make (1) building eligibility available in the SW¼ NW¼ within the NW¼ (Ex. E660' W1751.25' N660' & Ex. Tract 1 HHW Farms Addition & Ex. H-2) Section 32 T101N-R52W Wellington Township.

Petitioner: David Hoversten

Property Owner: Same

Location: Approximately 10 miles south of Humboldt on SD Highway 19

Staff Report: Mason Steffen

ITEM 3. CONDITIONAL USE PERMIT #24-21 to exceed 3,600 square feet of accessory building space (requesting 10,872 square feet) on the property legally described as Jensen's Tract NW¼ SW¼ Section 8 T101N-R47W Valley Springs Township.

Petitioner: Richard Reichow

Property Owner: Same

Location: 26362 485th Avenue

Staff Report: Mason Steffen

ITEM 4. CONDITIONAL USE PERMIT #24-22 to transfer one (1) building eligibility from the SW¼ NE¼ to the NW¼ NE¼ all within the NE¼ (Ex. 4 RDS On W Side & H-1 For Road 1.51 A & Ex. Tract 1 & 2 Burkman's Addition) Section 11 T101N-R48W Split Rock Township.

Petitioner: Kara Busch

Property Owner: Beau Kellenberger

Location: Approximately 1 mile southeast of Brandon

Staff Report: Scott Anderson

ITEM 5. CONDITIONAL USE PERMIT #24-23 to exceed 3,600 square feet of accessory building space (requesting 3,872 square feet) on the property legally described as the NW¼ NE¼ NE¼ & S½ Vacant Section Line ROW Lying Adjacent (Ex. Darrocks Tract 1) Section 28 T102N-R48W Brandon Township.

Petitioner: Tonya Muller

Property Owner: Jason Ellsworth

Location: 48085 260th Street

Staff Report: Kevin Hoekman

ITEM 6. CONDITIONAL USE PERMIT #24-24 to exceed 3,600 square feet of accessory building space (requesting 3,888 square feet) on the property legally described as Lot 5 Prairie View Estates (Ex. E50') W½ NW¼ Section 36 T101N-R51W Wall Lake Township.

Petitioner: Clint Stencil

Property Owner: Sam Everson

Location: 26724 465th Avenue

Staff Report: Kevin Hoekman



- ITEM 7. CONDITIONAL USE PERMIT #24-25 to allow Temporary Firework Sales on the property legally described as Lot 2 Block 1 Renner Corner Addition SE¼ SE¼ Section 9 T102N-R49W Mapleton Township.

Petitioner: Jeffrey Bray

Property Owner: Sorum Holdings 2 LLC

Location: 25792 Lindbergh Lane

Staff Report: Mason Steffen

REGULAR AGENDA

- ITEM 8. REZONING #24-01 to rezone from the R-1 Residential District to the C Commercial District the property legally described as Lot 2 Hatle Addition in the Town of Lyons T103N-R50W Lyons Township.

Petitioner: Mike Hanten

Property Owner: Dennis Hatle

Location: 327 1st Street

Staff Report: Kevin Hoekman

- ITEM 9. Old Business

- ITEM 10. New Business

A. Presentation on Updates to the 2035 Envision Comprehensive Plan

ADJOURN.