



<u>Minnehaha County</u> <u>Planning Commission</u> <u>Regular Meeting Agenda</u>
<u>Monday, July 22, 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 – June 24, 2024
- ITEM 2. CONDITIONAL USE PERMIT #24-32 to exceed 3,600 square feet of accessory building space (requesting 5,240 square feet) on the property legally described as the E 41.5 Rods of N 17 Rods NE¼ Section 17 T103N-R48W Edison Township.
Petitioner: Tad & Brenda Fiegen
Property Owner: Same
Location: 47993 252nd Street
Staff Report: Mason Steffen
- ITEM 3. CONDITIONAL USE PERMIT #24-33 to transfer one (1) building eligibility from Tract 1 Whitmore's Addition SW¼ SE¼ to the SE¼ SW¼ all within Section 31 T103N-R49W Sverdrup Township.
Petitioner: Brett Whitmore
Property Owner: Gene & Judy Whitmore
Location: Approximately 2 miles northeast of Crooks
Staff Report: Scott Anderson
- ITEM 4. CONDITIONAL USE PERMIT #24-34 to transfer one (1) building eligibility from Tracts 2 & 3 Hutchison's Addition & SW¼ (Ex. Bisson's Tracts & Ex. Tracts 1, 4 & 5) to the SE¼ (Ex. Hutchison's Addition) all within Section 36 T103N-R49W Sverdrup Township.
Petitioner: Hutchison Living Trust
Property Owner: Same
Location: Located at the intersection of 256th Street and 478th Avenue
Staff Report: Scott Anderson
- ITEM 5. CONDITIONAL USE PERMIT #24-35 to allow a Manufactured Home on the property legally described as Tract 7 Lot 3 & Lot 4 Voigts Subdivision Section 21 T101N-R51W Wall Lake Township.
Petitioner: Briana Ries
Property Owner: Tracy Ries
Location: Located ¼-mile east of 462nd Avenue on West Shore Place
Staff Report: Kevin Hoekman
- ITEM 6. CONDITIONAL USE PERMIT #24-36 to exceed 3,600 square feet of accessory building space (requesting 5,700 square feet) on the property legally described as Tract 3 Swanson's Tracts W½ NW¼ Section 14 T103N-R48W Edison Township.
Petitioner: Heath Lacey
Property Owner: Same
Location: 25236 482nd Avenue
Staff Report: Mason Steffen



ITEM 7. AGRICULTURAL TOURISM PERMIT #24-02 to allow a U-Pick Farm on the property legally described as Tract 2B Wangsness' Addition S½ SE¼ Section 10 T102N-R48W Brandon Township.

Petitioner: Emmalie Holt

Property Owner: Same

Location: 48186 258th Street

Staff Report: Mason Steffen

ITEM 8. CONDITIONAL USE PERMIT #24-37 to transfer six (6) building eligibilities from Tract 3 Everist's Addition SE¼ SW¼ & S½ SE¼ Section 11 & Lot 1 Merry-Gollesch Addition E½ Section 13 & the W1871' (Ex. N1152') S½ Section 12 to the S½ (Ex. W1871' & Ex. H-2) Section 12 all within T104N-R49W Dell Rapids Township.

Petitioner: DGR Engineering (c/o Jacob Morris)

Property Owner: Jokers LLC.

Location: Approximately 2 miles east of Dell Rapids along Jasper Street

Staff Report: Kevin Hoekman

REGULAR AGENDA

ITEM 9. Old Business

ITEM 10. New Business

ADJOURN.