



<u>Minnehaha County Planning Commission Regular Meeting Agenda</u>
<u>Monday, August 26, 2024 Meeting starts at 7:00 p.m.</u>
<u>415 N. Dakota Ave. on the 3rd Floor 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 – July 22, 2024
- ITEM 2. CONDITIONAL USE PERMIT #24-38 to Expand the Storage Unit Facility on the property legally described as Tract 1 & 2 Mast's Addition NE¼ NE¼ Section 27 T102N-R48W Brandon Township.
Petitioner: Philip Mast
Property Owner: Same
Location: 1205 E Hemlock Boulevard
Staff Report: Kevin Hoekman
- ITEM 3. CONDITIONAL USE PERMIT #24-40 to Amend CUP #13-40 to Expand the Existing Gas Station on the property legally described as Tract 1 Oyens Addition W½ NE¼ Section 1 T103N-R50W Lyons Township.
Petitioner: Richard Blasey
Property Owner: Holiday Stationstores, LLC
Location: 47155 250th Street
Staff Report: Kevin Hoekman
- ITEM 4. CONDITIONAL USE PERMIT #24-41 to make three (3) building eligibilities available in the SE¼ SW¼ all within the SW¼ (Ex. H-1 & Ex. Holt's Addition) Section 2 T104N-R48W Logan Township.
Petitioner: Kevin Brown
Property Owner: Same
Location: Approximately 6 miles east of Dell Rapids
Staff Report: Mason Steffen

REGULAR AGENDA

- ITEM 5. 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 6. Old Business
- ITEM 7. New Business
- A. Presentation on Updates to the 2035 Envision Comprehensive Plan

ADJOURN.