



**MINUTES OF THE
MINNEHAHA COUNTY PLANNING COMMISSION
August 26, 2024**

A meeting of the Planning Commission was held on August 26, 2024 at 7:00 p.m. in the Commission Room of the Minnehaha County Administration Building.

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Commissioners Bonnie Duffy, Becky Randall, Adam Mohrhauser, Doug Ode, Mike Ralston, Ryan VanDerVliet, and Joe Kippley.

STAFF PRESENT:

Scott Anderson, Kevin Hoekman, and Mason Steffen – County Planning
Maggie Gillespie – States Attorney's Office

Bonnie Duffy chaired the meeting and called the Minnehaha County Planning Commission meeting to order at 7:07 p.m.

PUBLIC COMMENT.

Commissioner Duffy opened the floor for public comment and nobody moved to speak.

Consent Agenda

Commissioner Duffy read each item on the consent agenda and no items were requested to be moved to the regular agenda.

A motion was made to **approve** the consent agenda consisting of Items 1, 2, 3, & 4 by Commissioner Randall and seconded by Commissioner Mohrhauser. The motion passed unanimously with 6 votes in favor of the motion and 0 votes against the motion.

ITEM 1. Approval of Minutes – July 22, 2024

As part of the consent agenda, a motion was made by Commissioner Randall and seconded by Commissioner Mohrhauser to **approve** the meeting minutes from July 22, 2024. The motion passed unanimously with 6 votes in favor of the motion and 0 votes against the motion.



Consent Agenda

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

General Information:

Legal Description – Tract 1 & 2 Mast's Addition NE¼ NE¼ Section 27 T102N-R48W
Brandon Township

Present Zoning – I1 Light Industrial

Existing Land Use – Storage Units

Parcel Size – 2.48 Acres

Staff Report: Kevin Hoekman

Staff Analysis:

This request is an expansion of the approved conditional use permit #23-60 in Corson. CUP #23-60 was approved with two buildings with mini-storage units and an area of outdoor storage on the south side of the property. This request would expand the mini-storage units to stretch all the way to the south property. This is an expansion of the number of buildings over what was approved earlier this year.

The applicant submitted a revised site plan that depicts four buildings with mini-storage units. The two units on the south portion of the property will fill in the space formerly designated for outdoor storage with a screening fence separating sight lines from the space. The proposed configuration of buildings will remove most of the need for screening fence from the neighboring residential uses. The back side of the storage buildings will be facing the neighbors in the proposed site plan.

Staff visited the site on August 5, 2024. The first building is complete. Although the site sit still a work in progress, the property appears that all conditions of the first permit are progressing to be met as required.

Conditional Use Permit Criteria:

1) The effect upon the use and enjoyment of other property in the immediate vicinity for the uses already permitted, and upon property values in the immediate vicinity.

The land use is an expansion of what was already approved earlier this year. The expanded use is similar in extend and may even provide more privacy for neighbors facing the rear wall of a building rather than a screening fence. Mini-storage units a low impact land use compared too many other industrial land use possibilities.



2) The effect upon the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

The unincorporated town of Corson is largely built out and new development will be minimal to the east of the property. West of the property is first the railroad line and then a tank farm for asphalt storage. Across the street is more developed industrial land. In general, the surrounding land uses is not expected to change in the near future, and the proposed use will not affect future land uses more than any other possible land use of the property.

3) That utilities, access roads, drainage and/or other necessary facilities are provided.

The property has access from Hemlock Boulevard on the north side. Since the property is currently developed with an industrial contractor building, utilities area already present. It will be the applicant's responsibility to extend any utilities to the new buildings.

The current drainage pattern directs water to the west and south of the property away from the existing housing. The engineered site plan indicates a drainage gutter down the middle of the storage units directing water to the southwest. Staff suggests that this drainage pattern is maintained to direct water towards the west of the site. In addition, the applicant should consider the implications of snow removal when finalizing construction of the proposed storage units. There will be a need for space to accommodate stacking of snow during heavy snow fall years. The current site plan shows very little area for stacking snow.

4) That the off-street parking and loading requirements are met.

The property is large enough to accommodate parking and loading and unloading storage items. In between the buildings will be approximately 60 feet to allow most vehicles area to turn around. All driveways will need to be hard surfaced according to the County Zoning Ordinance.

5) That measures are taken to control offensive odor, fumes, dust, noise, vibration, and lighting (inclusive of lighted signs), so that none of these will constitute a nuisance.

Typical concerns regarding storage units include nuisance lighting, dust, and traffic in the area. To control nuisance lighting, staff recommends a condition to have all outdoor lighting be required to be cut off design and directed downward. Required parking areas and driveways are required to be hard surfaced according to the ordinance. Screening fences and facing the storage building away from residences should remove much of the concerns regarding traffic to and from the property. Traffic will not move through the residential neighborhood.

6) Health, safety, general welfare of the public and the Comprehensive Plan.

The proposed storage units are industrial style development in an industrial area. The area is in a rural service area conducive for further growth of commercial and industrial land uses. The amount of utility required for storage units is low with no need for water or sewer connection. The conditions recommended by staff are the same as the conditions required for the first application for this site. Approval of this permit will allow the additional storage units to be constructed on the property according to the site plan.

Recommendation: Staff recommends **approval** of Conditional Use Permit #24-38 with the following conditions:



- 1.) The property shall adhere to the submitted site plans.
- 2.) Storage units are permitted for storage only. No commercial businesses shall be allowed to operate within the storage units.
- 3.) All driving and parking areas shall be hard surfaced to the standards of Minnehaha County Zoning Ordinance. The hard surface shall be installed by October 31, 2025, or within 6 months of construction of the storage units is complete, whichever comes first.
- 4.) All outside lighting shall be of shoe-box style and fully cutoff directing lights directly downward onto the property.
- 5.) No lighting is allowed on the east side of the storage unit buildings.
- 6.) Building permits are required for the storage units and for any signage.
- 7.) That the Planning & Zoning Department reserves the right to enter and inspect the site at any time, after proper notice to the owner, to ensure that the property is in full compliance with the conditional use permit conditions of approval and the 1990 Revised Zoning Ordinance for Minnehaha County.

Action

As part of the consent agenda, a motion was made by Commissioner Randall and seconded by Commissioner Mohrhauser to **approve** Conditional Use Permit #24-38 with the staff recommended conditions. The motion passed unanimously with 6 votes in favor of the motion and 0 votes against the motion.

Conditional Use Permit #24-38 – Approved



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

General Information:

Legal Description – Tract 1 Oyens Addition W½ NE¼ Section 1 T103N-R50W Lyons Township

Present Zoning – I1 Light Industrial

Existing Land Use – Gas Station

Parcel Size – 5.00 Acres

Staff Report: Kevin Hoekman

Staff Analysis:

This request is to expand an existing gas station located on the southeast corner of the interstate intersection at the Baltic exit. The property was developed shortly after approval of conditional use permit #13-40. Pumps are located on the north side of the lot with a canopy, and the convenience store is located just south of the pumps. The expansion request will add diesel pumps for tuck and semi-tuck service.

The applicant provide detailed site plans to show how the new development will work on the site. The new diesel pumps are proposed to be located east of the convenience store. Trucks will be directed by directional signage to drive around to the west of the exiting pumps and convenience store. Additional hard surface area is shown to accommodate larger trucks and parking for the larger trucks.

Conditional Use Permit Criteria:

1) The effect upon the use and enjoyment of other property in the surrounding area for the uses already permitted, and upon property values within the surrounding area.

The property is located within a rural service area. The interstate intersection is to the west, and an auto body shop and storage units are located directly to the east of the property. Across the highway to the north is agricultural pasture land. The land use will not significantly change by allowing additional diesel pumps.

The biggest change to the area will be the potential for additional truck traffic into the site. The County Highway Department reviewed the plans and suggests that a traffic study is done to understand the impact of the expansion in a stretch of highway already experiencing growth in traffic volumes. The traffic study should be made available to the County Highway department and the South Dakota Department of Transportation. The applicant should work with the DOT and Highway Department to implement any suggested improvements for the entry.



2) The effect upon the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

The property is located within a designated rural service area that still has room for growth. The land to the east is currently approved for storage units and may have expansion of storage or the expansion of the auto body shop. The hilly terrane to the north of the highway will make development of that site difficult for any commercial land use. The expanded use will not likely change how other commercial lots in the area are developed.

3) That utilities, access roads, drainage, and/or other necessary facilities are provided.

The property is mostly developed already with the convenience store and regular gas pumps already established. Drainage from the property generally flows to the east where a valley on the neighboring property channels water to the south. The county has not typically required storm water retention for either new or redevelopment sites, and there is no storm water retention on the site plan.

4) That the off-street parking and loading requirements are met.

The proposed use will provide pumps for additional traffic to flow through. Some existing parking will be removed on the east side of the building, but additional parking will be added to the south of the building for passenger vehicles and also truck parking. The existing parking will meet ordinance requirements without additional spaces provided in the site plan.

5) That measures are taken to control offensive odor, fumes, dust, noise, vibration, and lighting (inclusive of lighted signs), so that none of these will constitute a nuisance.

The approved conditional use permit includes conditions to reduce nuisance possibility by requiring hard surfacing for normal traffic areas, screening of dumpsters, and downward facing lights. These conditions have been mostly maintained. A couple wall lights appear that no shielding has been installed. The petitioner should be aware of conditions so that new and replacement lighting can comply with shielding requirements to prevent spilling of light off the property.

6) Health, safety, general welfare of the public and the Comprehensive Plan.

The primary use of the petitioner property is a gas station and convenience store. The proposed land use will not change the existing land use. In addition, the property is located within a rural service area where commercial development is considered appropriate land use. The conditions approved in 2013 should continue to be observed with the additional requirement for a traffic study to be completed.

Recommendation: Staff finds this conditional use permit request to be consistent with density zoning and the comprehensive plan. Staff recommends **approval** of Conditional Use Permit #24-40 with the following conditions:

- 1) That the property shall adhere to the submitted site plan unless otherwise stated in the conditions that are outlined in this permit.
- 2) That the conditional use permit shall allow for a full service convenience store, fueling station and a video lottery casino.
- 3) That all outside lighting shall be fully cut-off and fully shielded with recessed lights that



- prohibit the spillage of light beyond the boundaries of the subject property.
- 4) That Article 15.00 Parking & Loading Regulations shall require one (1) parking space for each 300 square feet of floor area in the convenient store. In the casino area it shall also require one (1) parking space for each 100 square feet of floor area or one (1) parking space per three fixed seats, whichever is greater.
 - 5) That the canopy signage shall be limited to one (1) logo per side.
 - 6) That one (1) pole sign up to 60' feet in height and not exceeding 200 square feet in size shall be allowed along the interstate right-of-way (unless a variance is granted exceeding the allowable size and height) and one (1) pole sign up to 30' feet in height and not exceeding 200 square feet in size along 250th Street shall be allowed on the property. All signage shall follow Article 16.00 On-Premise Signs.
 - 7) That sound from intercoms or speakers shall not carry beyond the boundaries of the property.
 - 8) That all driveways, parking and loading/unloading areas shall be hard-surfaced.
 - 9) That a storm water management plan shall be submitted and approved by the Planning & Zoning Department prior to the commencement of this use.
 - 10) That a landscaping plan shall be submitted and approved by the Planning & Zoning Department prior to the commencement of this use.
 - 11) That the parking lot shall maintain a minimum setback of 15' feet from north and west property lines to ensure that proper landscaping (i.e. trees & shrubs) can be installed.
 - 12) That no outdoor storage shall be allowed on the premises.
 - 13) That all trash receptacles shall be screened by a 6' foot fence with a minimum of 90% opacity or a solid enclosure that is 6' feet in height.
 - 14) That the septic system shall be enclosed by a fence to ensure that the system is not damaged by vehicle traffic or used for parking purposes.
 - 15) That any applicable International Fire Code and National Fire Protection Association regulations shall be adhered to.
 - 16) That all applicable state and federal permits and approval shall be obtained for the installation of underground petroleum tank systems, dispensing equipment, refueling stations, signage and lighting.
 - 17) The applicant shall obtain a traffic study and provide results to the Planning Department, the County Highway Department and the South Dakota DOT.
 - 18) That the Planning & Zoning Department reserves the right to enter and inspect the property at any time, after proper notice to the owner, to ensure that the property is in full compliance with the conditional use permit conditions of approval and the Minnehaha County Zoning Ordinance.

Action

As part of the consent agenda, a motion was made by Commissioner Randall and seconded by Commissioner Mohrhauser to **approve** Conditional Use Permit #24-40 with the staff recommended conditions. The motion passed unanimously with 6 votes in favor of the motion and 0 votes against the motion.

Conditional Use Permit #24-40 – Approved



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

General Information:

Legal Description – SW¼ (Ex. H-1 & Ex. Holt's Addition) Section 2 T104N-R48W

Logan Township

Present Zoning – A1 Agricultural

Existing Land Use – Cropland

Parcel Size – 147.73 Acres

Staff Report: Mason Steffen

Staff Analysis: The subject property currently has three conditional use building eligibilities that have not been assigned to specific quarter-quarter sections. The petitioner is requesting to move these three building eligibilities to the southeast quarter of this property with the intent of building one dwelling in the near future. The petitioner does not have any current plans for the other two building eligibilities, but has stated that the SE¼ of the property is the most desirable location for any future dwellings. On August 8, 2024, staff conducted a site visit of the subject property and surrounding area. The property is located a half-mile east off of a paved county highway, and therefore any additional traffic related concerns should be minimal. The residential density in the immediate area is low with only a few residences within a half-mile of the proposed receiving location. This proposed transfer will not increase the residential density within this section of land, and will cluster the building eligibilities in a location that will make it easier to farm the remaining land. Finally, there are several small scale farms in the area that have cattle and other animals, including the petitioner, and this transfer will generally not move the building eligibilities any closer or farther away from these farms.

Conditional Use Permit Criteria:

1) The effect upon the use and enjoyment of other property in the surrounding area for the uses already permitted, and upon property values within the surrounding area.

The predominant use in the area is agricultural with several small scale farms in the surrounding area, but the proposed transfer will generally not move the building eligibilities closer to any one of these farms. A right-to-farm notice covenant should be required in order to notify the owner of the realities of being located in an agricultural area. The additional residential use should not significantly affect the surrounding properties.

2) The effect upon the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.



The property is located in the agricultural production area for the county, and any development that occurs on this land will be limited to agricultural uses and the available building eligibilities. The transfer of these building eligibilities to a quarter-quarter section of land within the same property should not overly impact any future development in the area.

3) That utilities, access roads, drainage, and/or other necessary facilities are provided.

There is an existing approach onto the gravel township road for the proposed dwelling, and any additional approaches will need to be approved by Logan Township. The petitioner will also be required to obtain access to all the necessary utilities for the property. Single-family dwellings will have minimal effect on drainage in the area.

4) That the off-street parking and loading requirements are met.

Two off-street parking spaces are required for a single-family dwelling. The off-street parking requirement will be met once the single-family dwellings are constructed.

5) That measures are taken to control offensive odor, fumes, dust, noise, vibration, and lighting (inclusive of lighted signs), so that none of these will constitute a nuisance.

Single-family dwellings do not typically create odor, fumes, dust, noise, or vibration. The property will have to comply with the 2004 Public Nuisance Ordinance for Minnehaha County once the single-family dwelling is constructed.

6) Health, safety, general welfare of the public and the Comprehensive Plan.

The proposed building eligibility transfer will have no anticipated effects on the health, safety and general welfare of the public. This building eligibility transfer will not increase the number of building eligibilities within the section, and will allow for the preservation of more farmland, which conforms to the goals of the 2035 Envision Comprehensive Plan.

Recommendation: Staff finds this conditional use permit request to be consistent with density zoning and the comprehensive plan. Staff recommends **approval** of Conditional Use Permit #24-41 with the following conditions:

- 1) A right-to-farm notice covenant shall be placed on the deed prior to the issuance of a building permit for a single-family dwelling.
- 2) That the applicable permits shall be obtained from Logan Township for any additional driveway approaches constructed on the subject property.

Action

As part of the consent agenda, a motion was made by Commissioner Randall and seconded by Commissioner Mohrhauser to **approve** Conditional Use Permit #24-41 with the staff recommended conditions. The motion passed unanimously with 6 votes in favor of the motion and 0 votes against the motion.

Conditional Use Permit #24-41 – Approved



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

General Information:

Legal Description – Lot 2 Hatle Addition in the Town of Lyons T103N-R50W Lyons Township

Present Zoning – R-1

Existing Land Use – Vacant School Building

Parcel Size – 1.27 Acres

Staff Report: Kevin Hoekman

Staff Report Update: This item was brought to the Planning Commission on May 20, 2024. Several neighbors presented concerns about the current condition of the property and how rezoning may increase problems for the site. After some discussion, the Planning commission voted 5 to 0 to defer action on the item until August 26, 2024 to allow some time to see improvement to the property condition over the summer. Staff received a couple emails over the summer from neighbors explaining that nothing has happened to the site. On August 5, 2024, staff visited the site and found no apparent work towards improvement happened since the May meeting. The date on the rezoning sign was updated, although it was difficult to see through the weeds. Staff sent courtesy notices to all property owners within 500 feet of the property.

Below is the staff report as written for the May Planning Commission Meeting. Included with this report is the portion of the minutes from the May meeting for this item. The Planning Commission may recommend approval or denial of the proposed rezoning request.

Staff Analysis:

The parcel of this proposed rezoning is the location where the former Lyons School building and bus garage are located. The property owner recently underwent the process of vacating the alleyway on the original town platted block. And the block was replatted from many small substandard lots into two lots containing over an acre of land area for each lot. Both lots are currently zoned R1 Residential. The applicant is requesting to rezone Lot 2, with the school building, into C-Commercial zoning district.

The applicant submitted a narrative description of the property with general site plans. The applicant explains in the narrative that the property has been classified through equalization as commercial. It should be noted that the classification of by equalization is not the same as the zoning of the property. The zoning will determine permitted uses on a property going forward. The



classification of the property is for tax assessment purposes only.

Staff has worked with the applicant and property owner for several years. A complaint was received in late 2017, and staff worked with the property owner through the next summer. In the fall of 2018 the property owner applied to rezone the property, and the rezoning request was denied after additional time was provided to remove public nuisance items off the property. The state of the public nuisance on the property has slowly improved over the years. Loads of garbage, abandoned lawn mowers, and even vehicles have been removed from the property. There are still items on the property that would be considered a public nuisance, but general complains of the property have greatly reduced due to the efforts of the property owner's son.

The property owner's son explained to staff his plans for the property. Rezoning one lot of the two replatted lots will allow him to utilize the old school building and bus garage for specialty car repair and sales. Once the land use is allowed, he plans to construct a residence on the open lot to the west. The intent is to have the business and house near each other so that he can watch the property and prevent further vandalism and break-ins of the school building.

The property owner should be aware that the public nuisance ordinance still applies to commercial zoned property, and the county expects the property to continue to make improvements towards public nuisance compliance if the rezoning request is approved. In addition the property owner should be aware that a conditional use permit is required for vehicle repair service and car sales on commercial zoned property in the county. The conditional use permit process will allow the county to add conditions to the land use and work with the property owner on additional solutions such as screening and building permits.

The property is located on the northern edge of the town of Lyons. A farmstead is located north of the property. Residential properties are located to the south of the property. A vacant residential lot is located to the west. Finally, a commercial zoned storage and contractor lot is located to the east. The property with the contractor lot, which contains the former gymnasium of the school, was zoned commercial in 1998. The location of property adjacent to commercial use and on the north edge of the town is appropriate for commercial land uses.

The town of Lyons is a rural service area within the 2035 comprehensive plan. The driveway for the lot is located on the north side onto 1st Street. 1st street is one of two streets that have direct access onto County Highway 143. Access to the property would only need to pass the residential driveway of the farmstead.

The applicant and property owner should be aware that a building permit is required for most work on structures prior to the work starting. Buildings on the commercial lot will need to meet commercial building standards.

Recommendation: Staff finds that the proposed rezoning conforms to the goals and policies of the Envision 2035 Comprehensive Plan and recommends **approval** of Rezoning #24-01 to rezone the subject property from the R-1 Residential District to the C Commercial District.



Public Testimony & Discussion

Kevin Hoekman, of county planning staff, presented the staff report and recommendation to the commission, along with updated pictures of the property since the last meeting in May.

The petitioner, Mike Hanten of 4104 S Infield Avenue, Sioux Falls, SD, was present and addressed the commission with his comments on the item. Mr. Hanten explained that the potential buyer of the property is done maintaining the property until it is rezoned, and until that point, the county will have to work with the current land owner. He also questioned why vehicles and other building materials being located on a paved parking lot are considered a public nuisance. Mr. Hanten then showed the commission several pictures of other properties within Lyons that he believes has similar materials on them, and stated that nothing is being done to clean up these other properties. Finally, Mr. Hanten stated that he does not understand how 1st Street was vacated, or turned into a minimum maintenance road, when the property owner is paying taxes for a maintained road.

Commissioner Kippley asked the petitioner if he could generally explain what the purpose of the property would be, if it was to be rezoned to commercial. Mr. Hanten explained that the property would most likely be used as a used car lot that would sell approximately 5-10 vehicles a year. He also stated that these vehicles would otherwise be going to a landfill, and that they will be an affordable option for the people that buy them.

Deb Bunde, of 302 1st Street, Lyons, SD, came to the podium to explain her opposition to the proposed rezoning. Mrs. Bunde stated that weeds have been spreading on the property, and that nothing has been done on the property to stop the spread of the weeds. She also commented that the 2035 Envision Comprehensive Plan explains that commercial uses should be encouraged at highway intersections, or at other busy traffic locations, and that this property does not meet either of these criteria. Mrs. Bunde also stated that rezoning this property to commercial would be an additional burden to the township in order to maintain the road all the way to the driveway for this property. She then commented that previous requests to clean up the property have been disregarded, and that any conditions placed on the property in the future are unlikely to followed or enforceable. Finally, she stated that there are several uses that the property could be used for after being rezoned that do not require a conditional use permit, and therefore, would not have any enforceable conditions.

Harold Boer, of 46608 252nd Street, Lyons, SD, addressed the commission with his comments on the rezoning request. Mr. Boer stated that the applicant has not made a good faith effort to clean the property since the previous meeting in May. He also commented that Lyons is a clean town, and that he does not want to see it become a dumping ground for people from outside of town. He then stated that the old school building on the property has been vacant for at least forty years, and is not suitable to be used as office space for any commercial use. Finally, he explained that the drainfield for the septic system on this property was on an adjacent property and was removed several years ago, which will create further issues for the property to be used as a commercial lot.

Commissioner VanDerVliet stated that the purpose of deferring the item in May was to see improve on the condition of the property before approving the rezoning. Commissioner VanDerVliet commented that nothing has changed on the property, and the petitioner has no solid plan moving



forward if the property were to be rezoned.

Action

A motion was made by Commissioner VanDerVliet and seconded by Commissioner Ralston to recommended **denial** of Rezoning #24-01. The motion passed unanimously with 6 votes in favor and 0 votes against the motion.

Rezoning #24-01 – Denial Recommended



Old Business

None.

New Business

Kevin Hoekman, of county planning staff, presented the updated future land use and implementation chapters for the comprehensive plan to the commission. After the presentation, there was discussion between staff and the commission on the future land use map, and if there should be any additional changes made to the map. Scott Anderson, the County Planning Director, also explained to the commission that planning staff is working with Brandon, Dell Rapids, and Hartford to set up public engagement meetings in these communities during November. The tentative dates for the meetings in Dell Rapids, Brandon, & Hartford were discussed as November 7, 14, & 21 respectively. He also explained that planning staff will be working to spread the word about these meetings by publishing them in the county newspapers, posting them on the county's website, and by creating fliers to hand out to the public. Finally, there was discussion on if the name of the comprehensive plan should change from the current 2035 Envision Comprehensive Plan, due to this update, and the new name of the plan was set as the 2045 Envision Comprehensive Plan.

Adjourn

A motion was made to **adjourn** by Commissioner Ralston and seconded by Commissioner Ode. The motion was approved unanimously. The meeting was adjourned at 7:58 p.m.