

**Minnehaha County
Planning Commission
Regular Meeting Agenda****Monday, September 23, 2024**
Meeting starts at 7:00 p.m.**415 N. Dakota Ave. on the 3rd Floor**
in the Commission Meeting Room**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 – August 26, 2024
- ITEM 2. CONDITIONAL USE PERMIT #24-43 to exceed 3,600 square feet of accessory building space (requesting 4,060 square feet) on the property legally described as Tract 5 Bakkers Tracts (Ex. S491') Section 13 T101N-R48W Split Rock Township.
Petitioner: James Eich
Property Owner: Same
Location: 26485 484th Avenue
Staff Report: Kevin Hoekman
- ITEM 3. CONDITIONAL USE PERMIT #24-44 to transfer two (2) building eligibilities from the NE¼ SW¼ and the NW¼ SW¼ to the NW¼ NW¼ all within Section 29 T101N-R47W Valley Springs Township.
Petitioner: Raymond, Carol, David, & Nancy Funke
Property Owner: Same
Location: Approximately 4-½ miles east of Sioux Falls
Staff Report: Scott Anderson
- ITEM 4. CONDITIONAL USE PERMIT #24-45 to transfer one (1) building eligibility from the NE¼ SW¼ to the SW¼ SW¼ all within the SW¼ (Ex. Sieverding Addition) Section 25 T103N-R52W Clear Lake Township.
Petitioner: Robert Sieverding
Property Owner: Same
Location: Approximately 3 miles northeast of Humboldt
Staff Report: Mason Steffen
- ITEM 5. CONDITIONAL USE PERMIT #24-46 to transfer one (1) building eligibility from the NE¼ SW¼ to the NW¼ SW¼ all within the SW¼ (Ex. Dawley's Addition) Section 27 T103N-R48W Edison Township.
Petitioner: Trent Dawley
Property Owner: Same
Location: Approximately 3 miles southwest of Garretson
Staff Report: Mason Steffen
- ITEM 6. PRELIMINARY SUBDIVISION PLAN #24-01 to allow the subdivision of Evermore Estates Addition in Section 12 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 7. Old Business

ITEM 8. New Business

A. Presentation on Updates to the 2035 Envision Comprehensive Plan

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