



<u>Minnehaha County Planning Commission Regular Meeting Agenda</u>
<u>Monday, October 28, 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 – September 23, 2024
- ITEM 2. CONDITIONAL USE PERMIT #24-47 to allow a Garden Center on the property legally described as Tract 1 Beck's Addition SE¼ Section 13 T101N-R51W Wall Lake Township.
Petitioner: Schumacher Entities LLC.
Property Owner: Same
Location: Approximately 2 miles west of Sioux Falls, along 466th Avenue
Staff Report: Mason Steffen
- ITEM 3. CONDITIONAL USE PERMIT #24-48 to transfer one (1) building eligibility from the NW¼ NE¼ Section 9 to the NE¼ NW¼ within the W½ NW¼ Including Tract 1 Grace's Addition & W½ SW¼ & NE¼ NW¼ Section 10 all within T102N-R51W Hartford Township.
Petitioner: F. Michael & Geri Grace
Property Owner: Same
Location: Approximately 1-mile north of Hartford, along 463rd Avenue
Staff Report: Scott Anderson
- ITEM 4. REZONING #24-02 to rezone from the A-1 Agricultural District to the C Commercial District the property legally described as the W546.61' of the S356.16' of Tract 1 Johnson Tracts S½ SW¼ Section 7 T102N-R49W Mapleton Township.
Petitioner: Prairie Commercial Land & Cattle Co.
Property Owner: Same
Location: Approximately ¼-mile east of the Crooks/Renner exit, along 258th Street
Staff Report: Kevin Hoekman
- ITEM 5. CONDITIONAL USE PERMIT #24-49 to allow a Short-Term Rental on the property legally described as Tract 1 Schneckloth Addition NW¼ Section 32 T103N-R47W Palisade Township.
Petitioner: Aaron Oestreich
Property Owner: Sherri Treeby
Location: 48547 255th Street
Staff Report: Mason Steffen

REGULAR AGENDA

- ITEM 6. RECALL & REVIEW OF CONDITIONAL USE PERMIT #23-55 to allow a Motor Vehicle Sales & Repair Shop on the property legally described as Tract 1A Preheim's Addition N½ Section 27 T101-R48W Split Rock Township.
Petitioner: Autobody Specialists
Property Owner: MJ Holdings 23 LLP
Location: 48132 Highway 42
Staff Report: Kevin Hoekman



MINNEHAHA COUNTY

MINNEHAHA COUNTY PLANNING COMMISSION

ITEM 7. Old Business

ITEM 8. New Business

ADJOURN.