



MINNEHAHA COUNTY

JOINT MINNEHAHA COUNTY & CITY OF DELL RAPIDS PLANNING COMMISSION

**Joint Minnehaha County &
City of Dell Rapids
Planning Commission
Regular Meeting Agenda**

Monday, January 27, 2025
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, Chair
Becky Randall, Vice-Chair
Adam Mohrhauser
Cindy Heiberger
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.

Joint City of Dell Rapids Planning Commissioners

Virgil Klein Tom Schwebach Steve Hoff Kurt Peppel Ben Pierson

Joint City of Dell Rapids Administrative Staff

Sheldon Jensen



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 Commissions.

CONSENT AGENDA

- ITEM 1. Approval of Minutes – September 25, 2023
- ITEM 2. ZONING TEXT AMENDMENT #25-01 to amend the 2001 Revised Joint Zoning Ordinance for Minnehaha County and the City of Dell Rapids to add Vacation Home/Short Term Rental Regulations.
Petitioner: County Planning Staff
Staff Report: Scott Anderson
- ITEM 3. ZONING TEXT AMENDMENT #25-02 to amend the 2001 Revised Joint Zoning Ordinance for Minnehaha County and the City of Dell Rapids to add Intermodal Shipping Container Regulations.
Petitioner: County Planning Staff
Staff Report: Kevin Hoekman
- ITEM 4. ZONING TEXT AMENDMENT #25-03 to amend the 2001 Revised Joint Zoning Ordinance for Minnehaha County and the City of Dell Rapids to add Long-Term Lease or Rental Regulations.
Petitioner: County Planning Staff
Staff Report: Scott Anderson

REGULAR AGENDA

- ITEM 5. CONDITIONAL USE PERMIT #25-02 to allow Outdoor Industrial Storage on the properties legally described as Lot 11 E of Highway 77 (Ex. N4 Acres & Ex. Lots A, B, E, F, G & Ex. Part of Tract 1 Weelborg Addition) Section 16 and Part of Outlot A Lying E of Highway (Ex. Weelborgs Addition & H2) Section 21 all in T104N-R49W Dell Rapids Township.
Petitioner: Roberta Luttmann
Property Owner: RJ Weelborg LLC.
Location: 24681 Garfield Avenue
Staff Report: Kevin Hoekman
- ITEM 6. CONDITIONAL USE PERMIT #25-08 to allow Outdoor Industrial Storage on the property legally described as Lot B Subdivision of Lot 11 of Kenefick's Subdivision E½ Section 16 T104N-R49W Dell Rapids Township.
Petitioner: Roberta Luttmann
Property Owner: RJ Weelborg LLC.
Location: 24666 475th Avenue
Staff Report: Kevin Hoekman



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ITEM 7. Old Business

ITEM 8. New Business

ADJOURN.