

<u>Minnehaha County Planning Commission Regular Meeting Agenda</u>
<u>Monday, January 27, 2025 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
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.

SPECIAL AGENDA ITEMS

ITEM 1. Election of Officers for 2025

Note: A planned recess will take place to convene as the Joint Minnehaha County & City of Dell Rapids and Joint Minnehaha County & City of Sioux Falls Planning Commissions. The regular planning commission will reconvene and continue to consider the following items.



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 2. Approval of Minutes – November 25, 2024

ITEM 3. CONDITIONAL USE PERMIT #25-01 to allow Outdoor Commercial Storage on the property legally described as the W772.8' N411.9' S½ Government Lot 2 SW¼ (Ex H-3) Section 7 T102N-R49W Mapleton Township.

Petitioner: CNR Properties LLC.

Property Owner: Same

Location: 25782 472nd Avenue

Staff Report: Mason Steffen

ITEM 4. CONDITIONAL USE PERMIT #25-03 to transfer one (1) building eligibility from the SW¼ NE¼ to the SE¼ NE¼ all within the S½ NE¼ (Ex. Tract 1 Anderson Addition) Section 29 T101N-R47W Valley Springs Township.

Petitioner: Doug Anderson

Property Owner: Joyce G Anderson Family Trust

Location: Approximately 4.5 miles east of Sioux Falls

Staff Report: Mason Steffen

ITEM 5. CONDITIONAL USE PERMIT #25-04 to amend CUP #22-72 to remove the portion of the conditional use permit for a Manufactured Home on the properties legally described as the W½ Vacant Access Road & Tract 4 Lot 7 Bowman's Subdivision and the E½ Vacant Access Road & Tract 35 Lot 7 Bowman's Subdivision all in Section 21 T101N-R51W Wall Lake Township.

Petitioner: East Shore Place Vacations LLC.

Property Owner: Same

Location: 26557 East Shore Place

Staff Report: Kevin Hoekman

REGULAR AGENDA

ITEM 6. Old Business

ITEM 7. New Business

ADJOURN.