



Minnehaha County Planning Commission Meeting Agenda
Monday, March 28, 2022 Meeting starts at 7:00 PM
<u>415 N. Dakota Ave. on the 2nd Floor in the Commission Meeting Room</u>

**County Planning
Commissioners**

Bonnie Duffy
Becky Randall
Adam Mohrhauser
Doug Ode
Mike Ralston
Ryan VanDerVliet
Jeff Barth

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 |

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 - February 28th, 2022
- ITEM 2. CONDITIONAL USE PERMIT #22-17 to transfer one (1) building eligibility from the E½ NE¼ & S155' E310' S½ NW¼ NE¼ & E310' N665' N½ SW¼ NE¼ (Ex. Tract 1 Hansen's Addition) to the W½ NE¼ (Ex. S155' E310' S½ NW¼ NE¼ & Ex. E310' N665' N½ SW¼ NE¼ & Ex. Tract 1 Hansen's Addition) all in Section 7 T104N-R49W Dell Rapids Township.
Petitioner: Joseph Wolles
Property Owner: Same
Location: Along 245th Street, approximately 1 mile west of Dell Rapids
Staff Report: Scott Andrson
- ITEM 3. CONDITIONAL USE PERMIT #22-18 to allow a Garden Center for the cultivation of trees on the property legally described as Lot 1 Tract 3 Morgan Country Addition NW¼ Section 27 T101-R48W Split Rock Township.
Petitioner: Andy Kolseth
Property Owner: Same
Location: Along Highway 42, approximately ¼-mile east of the Highway 11 intersection
Staff Report: Kevin Hoekman
- ITEM 4. CONDITIONAL USE PERMIT #22-19 to exceed 3,600 square feet of accessory building space (requesting 3,950 square feet) on the property legally described as Tract A-1 Swartz's Addition NE¼ Section 28 T103N-R49W Sverdrup Township.
Petitioner: Douglas Swartz
Property Owner: Same
Location: 47485 254th Street, southwest corner of Midway Corner
Staff Report: Mason Steffen
- ITEM 5. CONDITIONAL USE PERMIT #22-20 to allow Outdoor Industrial Storage on the property legally described as Tract 3 Harr's Addition SW¼ Section 30 T102N-R50W Benton Township.
Petitioner: White Buffalo Ridge, LLC.
Property Owner: Same
Location: Along 261st Street, approximately 1-mile southeast of Hartford
Staff Report: Kevin Hoekman



- ITEM 6.** CONDITIONAL USE PERMIT #22-21 to exceed 1,600 square feet of accessory building space (requesting 2,190 square feet) on the property legally described as Tract 1 (Ex. Lot H1) Haak's Tracts SW¼ NW¼ Section 22 T101N-R48W Split Rock Township.
Petitioner: Derek Kattenberg
Property Owner: Same
Location: 48102 Spring Valley Place, approximately 1 mile east of Sioux Falls
Staff Report: Mason Steffen
- ITEM 7.** CONDITIONAL USE PERMIT #22-22 to transfer three (3) building eligibilities from Lots 1 & 2 (Ex. N1215' E528' Lot 2 & Ex. Tract 1 Johnson's Addition Govt. Lot 2) to the N½ NE¼ all in Section 34 T102N-R47W Red Rock Township.
Petitioner: Isaac Crawford
Property Owner: Clair Crawford
Location: Along 261st Street, ½-mile west of the South Dakota/Minnesota border
Staff Report: Scott Anderson
- ITEM 8.** CONDITIONAL USE PERMIT #22-25 to transfer one (1) building eligibility from the W½ NW¼ (Ex. Tract 1 Siemonsma Addition) SW¼ (Ex. H1 & Ex. S959.76' E831.20' & Ex. N17' S50' & Ex. Tract 1 Siemonsma Addition) to the SW¼ SW¼ all in Section 36 T104N-R49W Dell Rapids Township.
Petitioner: Michael Siemonsma
Land Owner: Same
Location: Approximately 3 miles east of Baltic
Staff Report: Scott Anderson
- ITEM 9.** CONDITIONAL USE PERMIT #22-27 to allow a Class C Hog Concentrated Animal Feeding Operation on the property legally described as SW¼ SE¼ of Section 20 T104N-R48W Logan Township.
Petitioner: Nick Siemonsma
Land Owner: Kenneth & Marcia Siemonsma
Location: 47964 248th Street, approximately 4 miles southeast of Dell Rapids
Staff Report: Mason Steffen



REGULAR AGENDA

ITEM 10. CONDITIONAL USE PERMIT #22-28 to allow a Class C (960 Animal Units), Hog Concentrated Animal Feeding Operation on the property legally described as Tracts 1 & 2 Hainje Addition NW¼ Section 19 T104N-R48W Logan Township.
Petitioner: Jeffery Siemonsma
Land Owner: Same
Location: 47832 Pipestone Street, approximately 3 miles southeast of Dell Rapids
Staff Report: Kevin Hoekman

ITEM 11. CONDITIONAL USE PERMIT #22-26 to allow an Indoor Recreation Facility on the property legally described as Tract 4 Coburn's Addition NW¼ Section 11 T102N-R48W Brandon Township.
Petitioner: Brandon Valley Hockey Association
Land Owner: Richard Funke
Location: Southeastern corner of State Highway 11 & 257th Street
Staff Report: Kevin Hoekman

ITEM 12. Old Business

ITEM 13. New Business

ADJOURN.