



Minnehaha County Planning Commission Meeting Agenda
Monday, April 25, 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 – March 28th, 2022
- ITEM 2. CONDITIONAL USE PERMIT #22-29 to transfer one (1) building eligibility from Tract 1 Nearman's Addition to the N660' E660' (Ex Nearman's Addition) all in the SE¼ SE¼ Section 16 T102N-R48W Brandon Township.
Petitioner: Jacqueline Meisenheimer
Property Owner: Same
Location: Along 481st Avenue, approximately 1 mile north of Brandon
Staff Report: Scott Anderson
- ITEM 3. CONDITIONAL USE PERMIT #22-30 to transfer one (1) building eligibility from the E½ SW¼ SW¼ & SE¼ SW¼ to the SW¼ NW¼ & NW¼ SW¼ & W½ SW¼ SW¼ (Ex. H-1) all in Section 2 T103N-R50W Lyons Township.
Petitioner: Wayne & Linda Larson
Land Owner: Same
Location: Along 470th Avenue, approximately 3 miles southwest of Baltic
Staff Report: Scott Anderson
- ITEM 4. CONDITIONAL USE PERMIT #22-31 to allow Outdoor Industrial Storage on the property legally described as Lot 3 Harr's Addition SW¼ Section 30 T102N-R50W Benton Township.
Petitioner: Scott Gordon
Property Owner: Same
Location: Along SD Highway 38, approximately 1 mile southeast of Hartford
Staff Report: Kevin Hoekman
- ITEM 5. CONDITIONAL USE PERMIT #22-32 to exceed 1,600 square feet of accessory building space (requesting 3,264 square feet) on the property legally described as Lots 1 & 8 Block 2 Sorum's Subdivision Section 9 T102N-R49W Mapleton Township.
Petitioner: Jeffery Christians
Property Owner: Same
Location: 47497 Northview Drive in Renner
Staff Report: Mason Steffen



- ITEM 6. CONDITIONAL USE PERMIT #22-35 to transfer one (1) building eligibility from the NE¼ SW¼ to the SW¼ SW¼ Section 17 T102N-R52W Humboldt Township.
Petitioner: Nick & Katlyn Jongeling
Land Owner: Rick Starnes
Location: Intersection of 455th Avenue & 259th Street, approximately 1 mile southwest of Humboldt
Staff Report: Scott Anderson

REGULAR AGENDA

- ITEM 7. REZONING #22-01 to rezone from the A-1 Agricultural District to the C Commercial District on the property legally described as Tract D Eggers Addition, Tract 1 Safari Addition, County Auditors Subdivision Tract 7, & the S 200' Tract 6 all in the SE¼ SE¼ Section 9 T102N-R49W Mapleton Township.
Petitioner: Jensen Electric, Inc.
Property Owner: Sorum Holdings 2, LLC.
Location: Located at the Renner intersection on SD Highway 115
Staff Report: Mason Steffen
- ITEM 8. 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 9. Old Business

- ITEM 10. New Business

ADJOURN