



Minnehaha County Planning Commission Meeting Agenda
Monday, May 23, 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 – April 25th, 2022
- ITEM 2. CONDITIONAL USE PERMIT #22-37 to exceed 3,600 square feet of accessory building space (requesting 7,000 square feet) on the property legally described as Tract 3 Boll's Addition SE¼ NE¼ Section 19 T101N-R51W Wall Lake Township.
Petitioner: Tom Ockenga
Property Owner: Same
Location: 26541 461st Avenue
Staff Report: Scott Anderson
- ITEM 3. CONDITIONAL USE PERMIT #22-39 to allow a Kennel on the property legally described as Tract 1 Mueller's Addition SW¼ Section 3 T104N-R48W Logan Township.
Petitioner: James & Frances Drenth
Land Owner: Same
Location: 24496 481st Avenue
Staff Report: Kevin Hoekman
- ITEM 4. CONDITIONAL USE PERMIT #22-40 to transfer one (1) building eligibility from the SW¼ NE¼ to the NW¼ NE¼ all in Section 18 T101N-R47W Valley Springs Township.
Petitioner: Daniel Williams
Land Owner: Ronald Williams
Location: Approximately 2 miles southwest of Valley Springs
Staff Report: Scott Anderson
- ITEM 5. REZONING #22-04 to rezone from the A-1 Agricultural District to the C Commercial District the property legally described as Tract 1 Dewitt's Addition SE¼ Section 26 T101N-R48W Split Rock Township.
Petitioner: Curt Dewitt
Property Owner: Same
Location: Approximately ¼-mile south of the Highway 42 & 483rd Avenue Intersection in Rowena
Staff Report: Mason Steffen



- ITEM 6. CONDITIONAL USE PERMIT #22-41 to exceed 3,600 square feet of accessory building space (requesting 5,600 square feet) on the property legally described as Johnson's Tract 2 E½ SE¼ Section 1 T102N-R50W Benton Township.
Petitioner: Steven Schmitz
Property Owner: Same
Location: 25673 472nd Avenue
Staff Report: Kevin Hoekman
- ITEM 7. PRELIMINARY SUBDIVISION PLAN #22-01 to allow the subdivision of Renner Corner Addition in Section 9-T102N-R49W.
Petitioner: Ron Jensen
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 #22-42 to transfer one (1) building eligibility from the NE¼ NE¼ to the NW¼ NE¼ all in Section 30 T103N-R49W Sverdrup Township.
Petitioner: Lynn Olson
Land Owner: Same
Location: Along 254th Street, approximately 1 mile east of Interstate 29
Staff Report: Mason Steffen

REGULAR AGENDA

- ITEM 9. PLANNED DEVELOPMENT MAJOR AMENDMENT #22-02 to amend the High Prairie Ranch Planned Development to change Subarea D to Subarea A on the property legally described as Lot 20 of High Prairie Ranch, an addition in the NW¼ Section 8 T102N-R49W Mapleton Township.
Petitioner: David Rogness
Property Owner: Dorothy Rogness
Location: Southeast of the 257th Street and 473rd Avenue intersection
Staff Report: Kevin Hoekman
- ITEM 10. REZONING #22-05 to rezone from the A-1 Agricultural District to the RR Rural Residential District the property legally described as the SE¼ NW¼ (Ex. H-1 & H-2) Section 1 T103N-R50W Lyons Township.
Petitioner: Northeast Investments LLC.
Property Owner: Same
Location: 47137 250th Street
Staff Report: Mason Steffen



ITEM 11. Old Business

ITEM 12. New Business

ADJOURN.