



Minnehaha County Planning Commission Meeting Agenda
Monday, June 27, 2022 Meeting starts at 7:00 PM
<u>Carnegie Town Hall, 235 W 10th Street, Sioux Falls, SD</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 – May 23rd, 2022
- ITEM 2. CONDITIONAL USE PERMIT #22-43 to allow Outdoor Industrial Storage on the property legally described as Lot 1 Harr's Addition SW¼ Section 30 T102N-R50W Benton Township.
Petitioner: Michael Young
Property Owner: Same
Location: 46619 Highway 38, approximately 1 mile southeast of Hartford
Staff Report: Kevin Hoekman
- ITEM 3. CONDITIONAL USE PERMIT #22-44 to allow an Agricultural Operation (Colostrum Storage) on the property legally described as the W99' E297' N440' Lot 2 NE¼ (Ex. H-1) Section 4 T103N-R49W Sverdrup Township.
Petitioner: Dustin Stoel
Property Owner: Elizabeth Rogers-Stoel
Location: Located at the intersection of SD Highway 115 & 250th Street
Staff Report: Mason Steffen
- ITEM 4. CONDITIONAL USE PERMIT #22-46 to transfer three (3) building eligibilities from the NW¼ SW¼ & NE¼ SW¼ & SW¼ SW¼ to the SE¼ SW¼ Section 28 T102N-R47W Red Rock Township.
Petitioner: Mary Jo Beal
Land Owner: Same
Location: 48650 261st Street, approximately 1 mile northwest of Valley Springs
Staff Report: Scott Anderson
- ITEM 5. CONDITIONAL USE PERMIT #22-47 to transfer two (2) building eligibilities from the E½ SW¼ to the SW¼ SW¼ all in Section 16 T103N-R51W Grand Meadow Township.
Petitioner: Tom Winker
Land Owner: Kevin VanVeldhuizen
Location: Intersection of 253rd Street & 462nd Avenue, approximately 5 miles north of Hartford
Staff Report: Scott Anderson



- ITEM 6.** CONDITIONAL USE PERMIT #22-48 to allow a Manufactured House on the property legally described as Tract 1 Hoffman's Addition SW $\frac{1}{4}$ NW $\frac{1}{4}$ & N $\frac{1}{2}$ SW $\frac{1}{4}$ Section 16 T104N-R50W Burk Township.
Petitioner: Lee Hoffman
Land Owner: Kurt & Mary Hoffman
Location: 24657 Burk Avenue, approximately 4 miles northeast of Colton
Staff Report: Mason Steffen
- ITEM 7.** CONDITIONAL USE PERMIT #22-50 to exceed 3,600 square feet of accessory building space (requesting 5,208 square feet) on the property legally described as Tract 1 Matthies 2nd Addition SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 28 T102N-R51W Hartford Township.
Petitioner: Jessica & Jon Haneke
Property Owner: Same
Location: 46212 261st Street
Staff Report: Mason Steffen
- ITEM 8.** CONDITIONAL USE PERMIT #22-51 to transfer four (4) building eligibilities from the S1/2 SW1/4 (Ex. W600' SE1/4 SW1/4), SW1/4 SE1/4 & the S1/2 NW1/4, NE1/4 SW1/4, NW1/4 SE1/4 all in Section 27 T103N-R50W to the SE1/4 (Ex. H-1 & Ex. County Auditor Lot H-2 & Ex. Gunderson Farms Tracts) Section 22 T102N-R50W Lyons Township.
Petitioner: Scott Swanson
Land Owner: Gunderson Farms
Location: Approximately 2 miles north of Crooks
Staff Report: Kevin Hoekman

REGULAR AGENDA

- ITEM 9.** REZONING #22-06 to rezone from the A-1 Agricultural District to the RR Rural Residential District the property legally described as Lot 1 Songbird Acres 6th Addition NW $\frac{1}{4}$ Section 32 T102N-R50W Benton Township.
Petitioner: Robert Duzlak & Lisa Larson
Property Owner: Same
Location: 46745 Dorothy Drive
Staff Report: Kevin Hoekman



ITEM 10. CONDITIONAL USE PERMIT #22-49 to allow a Class C (960 Animal Units), Hog Concentrated Animal Feeding Operation on the property legally described as SE¼ Section 28 T104N-R48W Dell Rapids Township.

Petitioner: Nick Siemonsma

Land Owner: Heesch Living Trust

Location: Approximately 5 miles southeast of Dell Rapids

Staff Report: Mason Steffen

ITEM 11. Old Business

ITEM 12. New Business

ADJOURN