



Minnehaha County Planning Commission Meeting Agenda
Monday, October 24, 2022 Meeting starts at 7:00 PM
415 N. Dakota Ave. on the 3rd Floor in the Commission Meeting Room

**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 – September 26, 2022
- ITEM 2. CONDITIONAL USE PERMIT #22-73 to transfer two (2) building eligibilities from the NW $\frac{1}{4}$ SE $\frac{1}{4}$ & the SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the NE $\frac{1}{4}$ SE $\frac{1}{4}$ & the SE $\frac{1}{4}$ NE $\frac{1}{4}$ in the S $\frac{1}{2}$ NE $\frac{1}{4}$ & N $\frac{1}{2}$ SE $\frac{1}{4}$ (Ex. H-1 & Ex. S150' E300' SE $\frac{1}{4}$ NE $\frac{1}{4}$ & Ex. N 150' E300' NE $\frac{1}{4}$ SE $\frac{1}{4}$ & Ex. S200' E 659') all in Section 27 T103N-R48W Edison Township.
Petitioner: Trent Dawley
Land Owner: Same
Location: Approximately 3 miles west of Garretson
Staff Report: Kevin Hoekman
- ITEM 3. CONDITIONAL USE PERMIT #22-74 to exceed 1,600 square feet of accessory building space (requesting 2,010 square feet) on the property legally described as Lot 4 Langdon's Subdivision (Ex. H-1) Section 34 T103N-R49W Sverdrup Township.
Petitioner: Dennis Holtz
Land Owner: Same
Location: 25564 475th Avenue
Staff Report: Mason Steffen
- ITEM 4. CONDITIONAL USE PERMIT #22-75 to allow a Motor Vehicle Repair Shop on the property legally described as Lot 1 Block 1 Brower 2nd Addition SW $\frac{1}{4}$ Section 27 T102N-R51W Hartford Township.
Petitioner: Thomas Aesoph
Land Owner: Same
Location: 46334 Jeffrey Street
Staff Report: Kevin Hoekman
- ITEM 5. CONDITIONAL USE PERMIT #22-76 to transfer one (1) building eligibility from the NE $\frac{1}{4}$ SW $\frac{1}{4}$ to the SE $\frac{1}{4}$ SW $\frac{1}{4}$ in the E $\frac{1}{2}$ SW $\frac{1}{4}$ (Ex. Tract 1 Muchow's Addition) all in Section 12 T101N-R51W Wall Lake Township.
Petitioner: Matthew Schumacher
Land Owner: Same
Location: Approximately 4 miles west of Sioux Falls, along 264th Street
Staff Report: Scott Anderson



- ITEM 6.** CONDITIONAL USE PERMIT #22-77 to allow a Manufactured House on the property legally described as the N1320' E1221.25' NW¼ Section 19 T103N-R51W Grand Meadow Township.
Petitioner: Ronald Nedved
Land Owner: Same
Location: 46031 253rd Street
Staff Report: Mason Steffen
- ITEM 7.** CONDITIONAL USE PERMIT #22-78 to transfer one (1) building eligibility from Tract 1 Crist Subdivision to Tract 2 Crist Subdivision all in the SW¼ Section 27 T101N-R52W Wellington Township.
Petitioner: Forrest Miller
Land Owner: Z & S LLP
Location: Located at the intersection of 457th Avenue & 267th Street
Staff Report: Scott Anderson

REGULAR AGENDA

- ITEM 8.** CONDITIONAL USE PERMIT #22-59 to allow a Major Home Occupation (Custom Pallets & Crates) on the property legally described as Tract 1 Roder Addition SE¼ SW¼ Section 28 T101N-R51W Wall Lake Township.
Petitioner: Tanner Hilger
Land Owner: Same
Location: 26680 Apple Lane
Staff Report: Kevin Hoekman
- ITEM 9.** Old Business
- ITEM 10.** New Business

ADJOURN: