



Minnehaha County Joint City of Sioux Falls/Minnehaha County Meeting Agenda
Monday, January 23, 2023 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
Joe Kippley

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 |

Joint City of Sioux Falls Planning Commissioners

Bradyn Neises	Sean Ervin	John Paulson	Janet Kittams
Dana Fisher	Larry Luetke	Aaron Norman	Erik Nyberg
Kurt Johnson			

Joint City of Sioux Falls Planning Staff

Fletcher Lacock

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 Commissions.



CONSENT AGENDA

- ITEM 1. Approval of Minutes – November 28, 2022
- ITEM 2. CONDITIONAL USE PERMIT #23-01 to exceed 2,400 square feet of accessory building space (requesting 3,000 square feet) on the property legally described as Tract 1B Howard Addition SW¼ Section 35 T102N-R50W Benton Township.
Petitioner: Dan & Brenda Petit
Property Owner: Same
Location: 6800 W Benson Road
Staff Report: Kevin Hoekman
- ITEM 3. CONDITIONAL USE PERMIT #23-05 to transfer one (1) building eligibility from the NW¼ NE¼ within the N½ N½ (Ex. H-1 & 2) to Tract 2 Lunstra's Addition SE¼ NE¼ all in Section 18 T102N-R48W Brandon Township.
Petitioner: David Lunstra
Land Owner: Same
Location: Located 2.5 miles northeast of Sioux Falls
Staff Report: Scott Anderson
- ITEM 4. CONDITIONAL USE PERMIT #23-06 to allow a Bed & Breakfast Establishment on the property legally described as Lot 8 Block 1 Harvard Alguires 1st Addition to Ellis T101N-R50W Wayne Township.
Petitioner: Daniel Brunz
Property Owner: Doug Kooiker
Location: 1803 N Ellis Road
Staff Report: Mason Steffen
- ITEM 5. CONDITIONAL USE PERMIT #23-07 to exceed 3,600 square feet of accessory building space (requesting 7,068 square feet) on the property legally described as Tract 1 Lacey's Addition NE¼ SE¼ Section 6 T101N-R48W Split Rock Township.
Petitioner: Monte Albertson
Property Owner: Same
Location: 2901 N Six Mile Road
Staff Report: Mason Steffen



REGULAR AGENDA

ITEM 6. CONDITIONAL USE PERMIT #23-04 to allow a Bed & Breakfast Establishment on the property legally described as Tract 3 Andy's Acres NE¼ SW¼ Section 23 T102N-R49W Mapleton Township.

Petitioner: Tyler Childress

Property Owner: Same

Location: 47644 Slip Up Creek Road

Staff Report: Kevin Hoekman

ITEM 7. Old Business

ITEM 8. New Business

ADJOURN: