



<u>Minnehaha County Planning Commission Regular Meeting Agenda</u>
<u>Monday, February 27, 2023</u> <u>Meeting starts at 7:00 p.m.</u>
<u>415 N. Dakota Ave. on the 3rd Floor</u> <u>in the Commission Meeting Room</u>

**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 |

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 – January 23, 2023
- ITEM 2. CONDITIONAL USE PERMIT #23-08 to allow a Kennel (Dog Training Facility) on the property legally described as the E1584.26' S546.96' SW¼ Section 1 T101N-R52W Wellington Township.
Petitioner: Robert Dickerson; Big Paws Canine Foundation
Property Owner: Same
Location: 45924 263rd Street
Staff Report: Kevin Hoekman
- ITEM 3. CONDITIONAL USE PERMIT #23-09 to allow a Manufactured Home on the property legally described as Tract 1 Frantz Addition NW¼ Section 26 T103N-R49W Sverdrup Township.
Petitioner: Alyssa Frantz
Property Owner: Same
Location: Approximately ¼-mile south of the 254th Street & 476th Avenue Intersection
Staff Report: Mason Steffen
- ITEM 4. CONDITIONAL USE PERMIT #23-10 to allow a Motel (Short Term Rental) on the property legally described as Buffalo Ridge Minnehaha County Tract 6 Buffalo Ridge Tracts Section 30 T102N-R50W Benton Township.
Petitioner: Zoey North
Property Owner: Same
Location: 46642 SD Highway 38
Staff Report: Kevin Hoekman

REGULAR AGENDA

- ITEM 5. REZONING #23-01 to rezone from the A-1 Agricultural & the RC Recreation/Conservation Districts to the RR Rural Residential District the property legally described as the W 1486' of the SW¼ Including RY ROW (Ex. N927.19' W1486') SW¼ Section 5 T102N-R49W Mapleton Township.
Petitioner: Grant Park Capital, LLC.
Property Owner: Brian Hefty
Location: Northeast Corner of the 473rd Avenue & 257th Street Intersection
Staff Report: Mason Steffen
- ITEM 6. TEMPORARY USE PERMIT #22-03 to allow a Temporary Asphalt Plant on the property legally described as Tract 3 Harr's Addition SW¼ Section 30 T102N-R50W Benton Township.
Petitioner: Chris Brehmer
Property Owner: White Buffalo Ridge, LLC.
Location: Approximately ½ mile east of I-90 Exit 390 on SD Highway 38
Staff Report: Kevin Hoekman



ITEM 7. ZONING TEXT AMENDMENT #23-01 to amend the 1990 Revised Zoning Ordinance for Minnehaha County to add Vacation Home/Short Term Rental Regulations.

Petitioner: County Planning Staff

Staff Report: Scott Anderson

ITEM 8. Old Business

ITEM 9. New Business

ADJOURN.