



<u>Minnehaha County</u> <u>Planning Commission</u> <u>Regular Meeting Agenda</u>
<u>Monday, March 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 – February 27, 2023
- ITEM 2. REZONING #23-02 to rezone from the A-1 Agricultural District to the C Commercial District the property legally described as Tract 4 Oyen's Addition W½ NE¼ Section 1 T103N-R50W Lyons Township.
Petitioner: Lance Warne
Property Owner: Joanne Oyen
Location: Approximately 1.5 miles west of Baltic at the I-29 & 250th Street Intersection
Staff Report: Mason Steffen
- ITEM 3. CONDITIONAL USE PERMIT #23-11 to allow a Telecommunications Tower on the property legally described as W½ NE¼ Lying North of RR & West of River & NW¼ (Ex. That Part E915' Lying North of RR ROW But Including N380' Thereof) Section 33 T102N-R48W Brandon Township.
Petitioner: Xcell Towers II, LLC
Property Owner: Daniel Risty
Location: 808 W. Holly Blvd; Approximately 1 mile west of Brandon
Staff Report: Kevin Hoekman

REGULAR AGENDA

- ITEM 4. REVIEW OF CONDITIONAL USE PERMIT #21-16 to Expand Existing Rock Extraction Quarry on the property legally described as Lot 3 (Ex. H-1) SW1/4 NE1/4, W1534.04' (Ex. S1703.78') & N1875.55' E413.2' W1947.24' & N66' (Ex. W1947.24') SE1/4, W1534.04' S1703.78', SE1/4, Lots 1, 3, & 4 Royalwood Addition, SW1/4; all in Section 27-T101N-R48W.
Petitioner: L.G. Everist, Inc. (c/o Chris Klein)
Property Owner: Same
Location: 48175 Highway 42
Staff Report: Kevin Hoekman
- ITEM 5. Old Business
- ITEM 6. New Business

Executive Session – Consultation with Legal Counsel or Review of Communications from Legal Counsel Regarding Proposed or Pending Litigation or Contractual Matters. SDCL 1-25-2(3)

ADJOURN.