



**Minnehaha County
Planning Commission
Regular Meeting Agenda**

Monday, April 24, 2023
Meeting starts at 7:00 p.m.

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 |

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 – March 27, 2023
- ITEM 2. CONDITIONAL USE PERMIT #23-12 to make one (1) building eligibility available on the property legally described as the SW¼ (Ex. Lot 1 Boadwine Subdivision) Section 28 T104N-R48W Logan Township.
Petitioner: Dale Weinacht
Property Owner: Same
Location: 24854 480th Avenue
Staff Report: Scott Anderson
- ITEM 3. CONDITIONAL USE PERMIT #23-14 to allow a Rubble Dump (Tree Grinding Operation) on the property legally described as the NW¼ (Ex. R-1 & Ex. S½ NW¼ & Ex. E17' W50') Section 35 T101N-R51W Wall Lake Township.
Petitioner: Mueller Pallets, LLC.
Property Owner: Pine Knoll, Inc.
Location: Approximately 4 miles west of Sioux Falls; Located at the intersection of 267th Street & 464th Avenue.
Staff Report: Mason Steffen
- ITEM 4. AGRICULTURAL TOURSIM PERMIT #23-01 to allow a Farm Experience on the property legally described as Lot 24 Country Gable Estates 2nd Addition Section 5 T101N-R48W Split Rock Township.
Petitioner: Stephanie Peterson
Property Owner: Same
Location: 8700 E Sunset Circle, Approximately 2 miles east of Sioux Falls
Staff Report: Mason Steffen

REGULAR AGENDA

- ITEM 5. CONDITIONAL USE PERMIT #23-15 to allow a Class C Beef CAFO on the property legally described as Tract 4 Larsen's Addition S½ SW¼ Section 3 & N½ SW¼ Section 10 T101N-R47W Valley Springs Township.
Petitioner: John Zomer
Land Owner: Same
Location: 26326 487th Avenue
Staff Report: Kevin Hoekman
- ITEM 6. ZONING TEXT AMENDMENT #23-02 to amend the 1990 Revised Zoning Ordinance for Minnehaha County to add Transmission Pipeline Regulations.
Petitioner: Minnehaha County
Staff Report: Scott Anderson



ITEM 7. Old Business

ITEM 8. New Business

ADJOURN.