



**Joint Minnehaha County &
City of Sioux Falls
Planning Commission
Regular Meeting Agenda**

Monday, May 22, 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 |

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 – April 24, 2023
- ITEM 2. CONDITIONAL USE PERMIT #23-17 to allow a Bar & Lounge on the property legally described as Part of Tract 4 Lots 5 & 6 Pleasant View Acres N½ SE¼ & S½ NE¼ Section 19 T101N-R48W Split Rock Township.
Petitioner: Explosive Ventures LLC.
Property Owner: Todd Voss
Location: 7401 E Arrowhead Parkway
Staff Report: Mason Steffen
- ITEM 3. ZONING TEXT AMENDMENT #23-03 to amend the 2002 Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls to add Public Utility Facility as a Conditional Use within the RC Recreation/Conservation Zoning District.
Petitioner: Minnehaha County Planning Staff
Staff Report: Scott Anderson

REGULAR AGENDA

- ITEM 4. REZONING #23-03 to rezone from the A-1 Agricultural District to the PD Mapleton Golf Planned Development District the properties legally described as the S½ SE¼ (Ex. Laurel Ridge Addition & H-1) Section 23 T102N-R49W & the N½ NE¼ (Ex. A Triangle Section Beginning in the SW Corner Extending 680' N & 680' E) Section 26 T102N-R49W & the SE¼ NE¼ Section 26 T102N-R49W & the SW¼ NW¼ Section 25 T102N-R49W all in Mapleton Township.
Petitioner: Nineteen Flags, LLC.
Property Owner: Patrick & Marcia Burke
Location: Located between Slip Up Creek Road & Interstate 90, approximately 1 mile north of Sioux Falls.
Staff Report: Kevin Hoekman
- ITEM 5. Old Business
- ITEM 6. New Business
- A. Discuss Draft Zoning Text Amendment for Vacation Home/Short-Term Rentals

ADJOURN.