



Minnehaha County
Planning Commission
Regular Meeting Agenda

Monday, June 26, 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 |

INSTRUCTIONS FOR PUBLIC COMMENT:

- * Each member of the public will be limited to five minutes of public comment per item, and will only be allowed to address the commission once per item, unless they are called upon to answer additional questions from the commissioners.

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 – May 22, 2023

ITEM 2. CONDITIONAL USE PERMIT #23-22 to allow a Government Training Facility on the properties legally described as Bollinger's Tract 1 W½ NE¼ & Tract 1 & 2 E½ NW¼ & Tract 1 W½ NE¼ all in Section 29 T103N-R47W Palisade Township.

Petitioner: City of Garretson

Property Owner: Same

Location: Approximately ½-mile south of Garretson, along 254th Street

Staff Report: Mason Steffen

ITEM 3. CONDITIONAL USE PERMIT #23-23 to exceed 3,600 square feet of accessory building area (requesting 6,764 square feet) on the property legally described as Munce Tract Lot 1 NE¼ NE¼ Section 9 T101N-R51W Wall Lake Township.

Petitioner: Eric Bartmann

Property Owner: Same

Location: 46281 263rd Street, approximately 2.5 miles south of Hartford

Staff Report: Mason Steffen

ITEM 4. CONDITIONAL USE PERMIT #23-24 to exceed 3,600 square feet of accessory building area (requesting 12,396 square feet) on the properties legally described as Tract 1 & 2 Devitt Addition SE¼ Section 11 T101NR48W Split Rock Township.

Petitioner: Chris & Julie Nelson

Property Owner: Same

Location: 26353 483rd Avenue, approximately 1 mile southeast of Brandon

Staff Report: Mason Steffen

ITEM 5. CONDITIONAL USE PERMIT #23-25 to exceed 3,600 square feet of accessory building area (requesting 18,717 square feet) on the property legally described as Johnson's Addition (Ex. Tract 1 Haug's Addition) S½ SE¼ Section 2 T102N-R50W Benton Township.

Petitioner: Clayton Haug

Property Owner: Rose Haug

Location: 47084 257th Street

Staff Report: Mason Steffen

ITEM 6. CONDITIONAL USE PERMIT #23-28 to transfer two (2) building eligibilities from the SW¼ NE¼ and the NW¼ SE¼ to the NW¼ NE¼ and SW¼ SE¼ all in Section 5 T101N-R51W Wall Lake Township.

Petitioner: Rodney Hohn

Property Owner: Same

Location: Approximately 2 miles southwest of Hartford

Staff Report: Scott Anderson



REGULAR AGENDA

- ITEM 7. REZONING #23-04 to rezone from the A-1 Agricultural District to the RR Rural Residential the property legally described as Tract 1 Schreur's Addition (Ex. Lot H-2) E½ Section 24 T103N-R49W Sverdrup Township.

Petitioner: Peter Bendorf

Property Owner: Same

Location: 25349 478th Avenue

Staff Report: Mason Steffen

- ITEM 8. Old Business

- A. Update on Zoning Text Amendment #23-02 Regarding Transmission Pipelines in Minnehaha County

- ITEM 9. New Business

ADJOURN.