



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

Monday, July 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 |

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.

JOINT CITY OF SIOUX FALLS PLANNING COMMISSIONERS

Bradyn Neises	Sean Ervin	John Paulson	Janet Kittams
Dana Fisher	Erica Mullaly	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 – June 26, 2023

ITEM 2. CONDITIONAL USE PERMIT #23-32 to allow a Mini Storage Facility on the property legally described as Part Tract 4 (Ex. H-1) Lot 7 Pleasant View Acres N½ SE¼ & S½ NE¼ Section 19 T101N-R48W Split Rock Township.

Petitioner: Dutch Dirt LLC.

Property Owner: Same

Location: 1002 S Hillside Drive

Staff Report: Mason Steffen

REGULAR AGENDA

ITEM 3. CONDITIONAL USE PERMIT #23-13 to allow a Public Utility Facility (Collector Well) on the property legally described as Tract 1 & 2 (Ex. H-1) NE¼ SW¼ Section 29 T102N-R49W Mapleton Township.

Petitioner: City of Sioux Falls

Property Owner: Same

Location: Located North of Sioux Falls, along N Ditch Road

Staff Report: Mason Steffen

ITEM 4. REZONING #23-05 to rezone from the A-1 Agricultural District to the C Commercial District the properties legally described as Lot 1 & Lot 2 Sundermann Addition S½ SE¼ Section 26 T102N-R50W Benton Township.

Petitioner: Tad Fiegen

Property Owner: Highway 38 Sundermann Land LLC.

Location: Along SD Highway 38, approximately ½-mile west of N Marion Road

Staff Report: Scott Anderson

ITEM 5. ZONING TEXT AMENDMENT #23-04 to amend the 2002 Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls to add Vacation Home/Short Term Rental Regulations.

Petitioner: Minnehaha County Planning Staff

Staff Report: Scott Anderson

ITEM 6. Old Business

ITEM 7. New Business

ADJOURN.