



Minnehaha County
Planning Commission
Regular Meeting Agenda

Monday, August 28, 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 – July 24, 2023
- ITEM 2. CONDITIONAL USE PERMIT #23-33 to exceed 3,600 square feet of accessory building area (requesting 4,300 square feet) on the properties legally described as Tract 4A & 4B Meyer's Addition NW¼ Section 15 T103N-R52W Clear Lake Township.
Petitioner: Jamie Bowen
Property Owner: Same
Location: 45705 252nd Street
Staff Report: Kevin Hoekman
- ITEM 3. CONDITIONAL USE PERMIT #23-34 to make one (1) building eligibility available on the property legally described as Tract 2 Hanish's Addition (Ex. E1152.9') NE¼ Section 29 T103N-R52W Clear Lake Township.
Petitioner: Geraets Living Trust
Property Owner: Same
Location: Located approximately 4 miles north of Humboldt
Staff Report: Scott Anderson
- ITEM 4. PRELIMINARY SUBDIVISION PLAN #23-02 to allow the subdivision of Lot 20 High Prairie Ranch Addition NW¼ Section 8 T102N-R49W Mapleton Township.
Petitioner: David Rogness
Property Owner: Dorothy Rogness
Location: Southeast corner of the 257th Street and 473rd Avenue intersection
Staff Report: Kevin Hoekman
- ITEM 5. CONDITIONAL USE PERMIT #23-38 to exceed 3,600 square feet of accessory building area (requesting 4,716 square feet) on the property legally described as Tract 3 Bruns Addition S½ Section 15 T101N-R48W Split Rock Township.
Petitioner: Justin Oakland
Property Owner: Linda Wells
Location: 26496 Bruns Place
Staff Report: Mason Steffen
- ITEM 6. CONDITIONAL USE PERMIT #23-39 to transfer one (1) building eligibility from the NE¼ NW¼ to the NW¼ NE¼ all within Section 18 T103N-R48W Edison Township.
Petitioner: Dwayne Dugaard
Property Owner: Dorothy Dugaard
Location: Approximately 4 miles southeast of Baltic
Staff Report: Scott Anderson



- ITEM 7. CONDITIONAL USE PERMIT #23-40 to transfer two (2) building eligibilities from the NE $\frac{1}{4}$ NE $\frac{1}{4}$ & the SE $\frac{1}{4}$ NE $\frac{1}{4}$ to the NE $\frac{1}{4}$ SE $\frac{1}{4}$ all within Section 31 T104N-R48W Logan Township.
Petitioner: Dwayne Daugaard
Property Owner: Dorothy Daugaard
Location: Approximately 4 miles southeast of Baltic
Staff Report: Scott Anderson
- ITEM 8. CONDITIONAL USE PERMIT #23-41 to transfer one (1) building eligibility from the NE $\frac{1}{4}$ SE $\frac{1}{4}$ (Ex. S428.46' E610') Section 16 to Tract 2 Cramer's Addition NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 15 all in T102N-R48W Brandon Township.
Petitioner: Dale & Shelly Trigg
Property Owner: Same
Location: Approximately 1 mile north of Brandon
Staff Report: Mason Steffen
- ITEM 9. CONDITIONAL USE PERMIT #23-42 to transfer one (1) building eligibility from Lot C Callies Addition to Lot B Callies Addition all in the SW $\frac{1}{4}$ Section 5 T101N-R48W Split Rock Township.
Petitioner: Kevin & Joyce Callies
Property Owner: Same
Location: Approximately 1 mile southwest of Brandon
Staff Report: Kevin Hoekman

REGULAR AGENDA

- ITEM 10. CONDITIONAL USE PERMIT #23-31 to exceed 1,600 square feet of accessory building area (requesting 3,240 square feet) on the property legally described as Lot 3A High Country Estates (Ex. N12' W99.91') Section 7 T102N-R49W Mapleton Township.
Petitioner: Matthew Leiss
Property Owner: Same
Location: 25793 Country Lane
Staff Report: Mason Steffen
- ITEM 11. RECALL & REVIEW OF CONDITIONAL USE PERMIT #06-07 to allow a Gun Club/Sportsman's Club on the properties legally described as Tract 1 NW $\frac{1}{4}$ NW $\frac{1}{4}$ & Tract 1 Garretson Gun Club Addition NW $\frac{1}{4}$ all in Section 33 T103N-R47W Palisades Township.
Petitioner: Garretson Sportsman's Club Inc.
Property Owner: Same
Location: 48605 255th Street
Staff Report: Kevin Hoekman



ITEM 12. CONDITIONAL USE PERMIT #23-43 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

Property Owner: Pine Knoll, Inc.

Location: Located at the intersection of 267th Street & 464th Avenue, approximately 4 miles west of Sioux Falls

Staff Report: Mason Steffen

ITEM 13. Old Business

- A. Update on the Potential Amendment to the Zoning Ordinance Regarding Intermodal Shipping Container Regulations

ITEM 14. New Business

- A. Presentation on Comprehensive Plan Update & Timeline

ADJOURN.