



Minnehaha County
Planning Commission
Regular Meeting Agenda

Monday, September 25, 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 – August 28, 2023
- ITEM 2. CONDITIONAL USE PERMIT #23-46 to exceed 2,400 square feet of accessory building area (requesting 6,400 square feet) on the property legally described as Tract 1A Hanten's Addition NW¼ NW¼ Section 27 T101N-R48W Split Rock Township.
Petitioner: Austen Hanten
Property Owner: Same
Location: 26622 481st Avenue
Staff Report: Kevin Hoekman
- ITEM 3. CONDITIONAL USE PERMIT #23-47 to allow a Short-Term Rental 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
Staff Report: Kevin Hoekman
- ITEM 4. CONDITIONAL USE PERMIT #23-48 to exceed 3,600 square feet of accessory building area (requesting 8,680 square feet) on the property legally described as the SW¼ SW¼ (Ex. Johnson Tract 1 & Ex. Aasen Subdivision) Section 31 T103N-R49W Sverdrup Township.
Petitioner: John & Heather Cody
Property Owner: Same
Location: 25576 472nd Avenue
Staff Report: Kevin Hoekman
- ITEM 5. CONDITIONAL USE PERMIT #23-49 to transfer one (1) building eligibility from the SE¼ NW¼ to the NW¼ NW¼ all in Section 23 T101N-R51W Wall Lake Township.
Petitioner: Kenneth Mielke
Property Owner: Same
Location: 46423 265th Street
Staff Report: Mason Steffen
- ITEM 6. CONDITIONAL USE PERMIT #23-50 to transfer one (1) building eligibility from the SW¼ NE¼ to the W½ Vacant 467th Avenue Lying Adjacent & N1207.7' E1105.5' (Ex. H-1 & Ex. N150' E143') NE¼ NE¼ all in Section 30 T104N-R50W Burk Township.
Petitioner: Steven & Susan Welbig
Property Owner: Same
Location: 46689 248th Street
Staff Report: Scott Anderson



- ITEM 7. CONDITIONAL USE PERMIT #23-51 to allow a Rubble Dump (Tree Grinding Operation) on the property legally described as the N½ NW¼ (Ex. H-1 & R-1) Section 34 T101N-R51W Wall Lake Township.

Petitioner: Mueller Pallets LLC.

Property Owner: Same

Location: Located at the intersection of 267th Street & 463rd Avenue, approximately 1 mile south of Wall Lake

Staff Report: Mason Steffen

- ITEM 8. CONDITIONAL USE PERMIT #23-52 to allow a Class One Major Home Occupation (Firearm Sales) on the property legally described as Lot 1 Irvines Addition NW¼ Section 13 T104N-R52W Buffalo Township.

Petitioner: Tyrel Ellsworth

Property Owner: Same

Location: 24620 459th Avenue

Staff Report: Mason Steffen

REGULAR AGENDA

- ITEM 9. REZONING #23-06 to rezone from the A-1 Agricultural District to the RR Rural Residential District the Prairie View Estates Addition in the W½ NW¼ Section 36 T101N-R51W Wall Lake Township.

Petitioner: Isaac Decker

Location: Located in the southeast corner of the 465th Avenue & 267th Street intersection

Staff Report: Kevin Hoekman

- ITEM 10. Old Business

- ITEM 11. New Business

ADJOURN.