



<u>Minnehaha County</u> <u>Planning Commission</u> <u>Regular Meeting Agenda</u>
<u>Monday, October 23, 2023</u> <u>Meeting starts at 7:00 p.m.</u>
<u>415 N. Dakota Ave. on the 3rd Floor</u> <u>in the Commission Meeting Room</u>

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 – September 25, 2023
- ITEM 2. CONDITIONAL USE PERMIT #23-53 to exceed 3,600 square feet of accessory building area (requesting 9,632 square feet) on the property legally described as Tract 13 Indian Hills Estates N½ Section 8 T101N-R48W Split Rock Township.
Petitioner: Don Bonenberger
Property Owner: Same
Location: 2216 N Indian Hills Trail
Staff Report: Mason Steffen
- ITEM 3. CONDITIONAL USE PERMIT #23-54 to exceed 2,400 square feet of accessory building area (requesting 3,200 square feet) on the property legally described as Tract 1 Albers Addition N½ SE¼ Section 26 T101N-R51W Wall Lake Township.
Petitioner: Christopher Iwen
Property Owner: Same
Location: 26675 Valdez Road
Staff Report: Mason Steffen
- ITEM 4. CONDITIONAL USE PERMIT #23-55 to allow a Motor Vehicle Sales & Repair Shop on the property legally described as Tract 1A Preheim's Addition N½ Section 27 T101-R48W Split Rock Township.
Petitioner: Autobody Specialists
Property Owner: MJ Holdings 23 LLP
Location: 48132 Highway 42
Staff Report: Kevin Hoekman

REGULAR AGENDA

- ITEM 5. ZONING TEXT AMENDMENT #23-06 to amend the 1990 Revised Zoning Ordinance for Minnehaha County to add Intermodal Shipping Container Regulations.
Petitioner: Minnehaha County Planning Staff
Staff Report: Kevin Hoekman
- ITEM 6. Old Business
- ITEM 7. New Business
- ADJOURN.