



Minnehaha County
Planning Commission
Regular Meeting Agenda

Monday, November 27, 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 – October 23, 2023
- ITEM 2. REZONING #23-07 to rezone from the A-1 Agricultural District to the C Commercial District the property legally described as the W772.8' N411.9' S½ Government Lot 2 SW¼ (Ex. H-3) Section 7 T102N-R49W Mapleton Township.
Petitioner: Annette Krenke
Property Owner: Same
Location: 25782 472nd Avenue
Staff Report: Scott Anderson
- ITEM 3. CONDITIONAL USE PERMIT #23-58 to exceed 3,600 square feet of accessory building area (requesting 7,080 square feet) on the property legally described as Tract 3 Carrette's Subdivision N½ NE¼ Section 36 T104-R49W Dell Rapids Township.
Petitioner: Chad Nesburg
Property Owner: Same
Location: 24923 478th Avenue
Staff Report: Mason Steffen
- ITEM 4. CONDITIONAL USE PERMIT #23-59 to allow Motor Vehicle Sales on the property legally described as Lots 5 & 6 Block 4 Rowena Original Section 26 T101N-R48W Split Rock Township.
Petitioner: Mitchell Whitfield
Property Owner: F & K Assam Family LLC
Location: 48271 Highway 42
Staff Report: Kevin Hoekman

REGULAR AGENDA

- ITEM 5. Old Business
- ITEM 6. New Business

A. Presentation on Updates to the 2035 Envision Comprehensive Plan

ADJOURN.