



Minnehaha County Planning Commission Meeting Agenda
Monday, February 28, 2022 Meeting starts at 7:00 PM
<u>415 N. Dakota Ave. on the 2nd Floor in the Commission Meeting Room</u>

**County Planning
Commissioners**

Bonnie Duffy
Becky Randall
Adam Mohrhauser
Doug Ode
Mike Ralston
Ryan VanDerVliet
Jeff Barth

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 |

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 – January 24th, 2022
- ITEM 2. CONDITIONAL USE PERMIT #22-07 to exceed 3,600 square feet of accessory building space (requesting 8,750 square feet) on the property legally described as the W 360' of Tract 1 Hahn's Addition SW¼ Section 35 T103N-R52W Clear Lake Township.
Petitioner: Brad Gerlach
Property Owner: Same
Location: 25582 458th Avenue, approximately 2 miles north of Humboldt
Staff Report: Mason Steffen
- ITEM 3. CONDITIONAL USE PERMIT #22-10 to exceed 20,000 square feet of Industrial Warehousing Area (requesting 24,000 square feet) on the property legally described as Lot 3 Block 1 (Ex. Lots 3A, 3B, & 3C) Green Valley Addition NE¼ Section 12 T102N-R50W Benton Township.
Petitioner: Ryan Joens
Property Owner: TFR Leasing, LLC.
Location: ¾-mile north of the Crooks-Renner Exit, west side of Interstate 29
Staff Report: Mason Steffen
- ITEM 4. CONDITIONAL USE PERMIT #22-11 to transfer one (1) building eligibility from Lots 1 & 2 (Ex. Pump Station Addition & Ex. Tract 1 Gross Addition) NE¼ to the NW¼ NE¼ all in Section 6 T102N-R47W Red Rock Township.
Petitioner: Michael Gross
Property Owner: Same
Location: Along 256th Street, approximately 2 miles south of Garretson
Staff Report: Scott Anderson
- ITEM 5. CONDITIONAL USE PERMIT #22-12 to exceed 1,600 square feet of accessory building space (requesting 2,250 square feet) on the properties legally described as Tract 38 & Tract 19 Lot 7 Bowman's Subdivision Section 21 T101N-R51W Wall Lake Township.
Petitioner: Wayne Steinhauer
Property Owner: Same
Location: 26581 East Shore Place
Staff Report: Mason Steffen



- ITEM 6.** CONDITIONAL USE PERMIT #22-13 to transfer one (1) building eligibility from the SE¼ & SE¼ NE¼ (Ex. Tracts 1 & 2 Nolz's Addition) to Tract 3 Nolz's Addition NE¼ all in Section 36 T102N-R51W Hartford Township.
Petitioner: Kady Nolz
Property Owner: David Nolz
Location: Along 466th Avenue, approximately 1 mile south of Interstate 90
Staff Report: Scott Anderson
- ITEM 7.** CONDITIONAL USE PERMIT #22-14 to exceed 3,600 square feet of accessory building space (requesting 4,096 square feet) on the property legally described as the S½ Vacant Section Line ROW Lying Adjacent & N350' E½ NE¼ NE¼ Section 17 T101N-R52W Wellington Township.
Petitioner: Neili Fullenkamp
Property Owner: Same
Location: 45599 264th Street, approximately 6 miles south of Humboldt
Staff Report: Mason Steffen

REGULAR AGENDA

- ITEM 8.** CONDITIONAL USE PERMIT #22-15 to expand the Class A, Dairy Concentrated Animal Feeding Operation to 6,500 head (9,100 AU) on the property legally described as the SE¼ Section 3 T103N-R49W Sverdrup Township and to include an updated manure management system on the property legally described as the W½ SW¼ (Ex. Tract 1 Brende's Addition) Section 2-T103N-R49W Sverdrup Township.
Petitioner: Danny Vanderdussen
Land Owner: Ronald & Elise Hefty
Location: 47592 251st Street, approximately 1.5 miles southeast of Baltic
Staff Report: Kevin Hoekman
- ITEM 9.** CONDITIONAL USE PERMIT #21-71 to allow Outdoor Commercial Storage on the property legally described as Tract 1 Funke's Addition SE¼ Section 26 T101N-R48W Split Rock Township.
Petitioner: Alex Halbach
Property Owner: Rex Gulickson & Jason Klein
Location: Southwest corner of Rowena
Staff Report: Kevin Hoekman

ITEM 10. Old Business

ITEM 11. New Business

ADJOURN.