



<u>Minnehaha County</u> <u>Planning Commission</u> <u>Regular Meeting Agenda</u>
<u>Monday, March 25, 2024</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 – February 26, 2024
- ITEM 2. CONDITIONAL USE PERMIT #24-08 to exceed 2,400 square feet of accessory building area (requesting 4,128 square feet) on the property legally described as Tract 1 Dawson's Second Addition SE¼ SW¼ Section 12 T102N-R50W Benton Township.
Petitioner: Monte Burggraff
Property Owner: Same
Location: 47130 258th Street
Staff Report: Mason Steffen
- ITEM 3. CONDITIONAL USE PERMIT #24-09 to exceed 3,600 square feet of accessory building area (requesting 4,950 square feet) on the property legally described as Tract 15 Indian Hills Estates (Ex. Lot A) N½ Section 8 T101N-R48W Split Rock Township.
Petitioner: Ryan Brouwer
Property Owner: Same
Location: 2224 N Indian Hills Trail
Staff Report: Mason Steffen
- ITEM 4. CONDITIONAL USE PERMIT #24-10 to allow a Public Utility Facility on the property legally described as the N½ W½ NE¼ & NE¼ NW¼ (Ex. Haensel Tract 1 & Ex. Haensel Tract A & Ex. NE¼ NE¼ NW¼ & Ex. N175' E150' SE¼ NE¼ NW¼ & Ex. E33' NE¼ NE¼ NW¼ & Ex. N550' W320' E972.1' NE¼ NW¼ Section 7 T101N-R50W Wayne Township.
Petitioner: Caley Hanigan (Northern Natural Gas)
Property Owner: John Haensel
Location: Approximately 3-½ miles west of Sioux Falls on 263rd Street
Staff Report: Kevin Hoekman
- ITEM 5. CONDITIONAL USE PERMIT #24-12 to transfer one (1) building eligibility from the NW¼ NW¼ to the SW¼ NW¼ all in the NW¼ (Ex. H-1 & Ex. S503.5' N 1679.5' W728') Section 20 T104N-R51W Taopi Township.
Petitioner: Rodney VanDerVliet
Property Owner: Same
Location: Approximately 3 miles northwest of Colton
Staff Report: Kevin Hoekman

REGULAR AGENDA

ITEM 6. Old Business

ITEM 7. New Business

A. Presentation on Updates to the 2035 Envision Comprehensive Plan

ADJOURN.