



<u>Minnehaha County</u> <u>Planning Commission</u> <u>Regular Meeting Agenda</u>
<u>Monday, April 22, 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 – March 25, 2024
- ITEM 2. CONDITIONAL USE PERMIT #24-13 to transfer one (1) building eligibility from Tract 1 Daugaard Addition NE $\frac{1}{4}$ SE $\frac{1}{4}$ to Tract 2 Daugaard Addition E $\frac{1}{2}$ SE $\frac{1}{4}$ all in Section 31 T104N-R48W Logan Township.
Petitioner: Marty Gullickson
Property Owner: BG 250 LLC.
Location: 24969 479th Avenue
Staff Report: Kevin Hoekman
- ITEM 3. CONDITIONAL USE PERMIT #24-14 to make (1) building eligibility available on the property legally described as the W330.84' SE $\frac{1}{4}$ SE $\frac{1}{4}$ (Ex. S658.32') Section 16 T102N-R48W Brandon Township.
Petitioner: Randy & Joni Hoffman
Property Owner: Same
Location: Approximately 1 mile north of Brandon
Staff Report: Kevin Hoekman
- ITEM 4. CONDITIONAL USE PERMIT #24-15 to exceed 3,600 square feet of accessory building space (requesting 7,888 square feet) on the property legally described as Tract 3 Boll's Addition SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 19 T101N-R51W Wall Lake Township.
Petitioner: Tom Ockenga
Property Owner: Same
Location: 26541 461st Avenue
Staff Report: Mason Steffen
- ITEM 5. CONDITIONAL USE PERMIT #24-16 to transfer one (1) building eligibility from the SW $\frac{1}{4}$ SE $\frac{1}{4}$ to the SE $\frac{1}{4}$ SE $\frac{1}{4}$ all within the N $\frac{1}{2}$ Vacant Section Line ROW Lying Adjacent & SE $\frac{1}{4}$ (Ex. H-1 & Ex. Rand Addition) Section 8 T101N-R52W Wellington Township.
Petitioner: Ronald Stofferahn
Property Owner: Same
Location: Approximately 6 miles south of Humboldt on SD Highway 19
Staff Report: Scott Anderson



- ITEM 6. CONDITIONAL USE PERMIT #24-17 to transfer one (1) building eligibility from the NW $\frac{1}{4}$ SE $\frac{1}{4}$ to the SE $\frac{1}{4}$ SE $\frac{1}{4}$ and to make one (1) building eligibility available in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ all within the SE $\frac{1}{4}$ (Ex. A Parcel Commencing At The Southeast Corner Of Said Southeast Quarter Thence North 31 Rods, Thence West 31 Rods, Thence South 31 Rods, Thence East 31 Rods to the Point of Beginning, ((AKA Lots 1 & 2 (Ex. E 31 Rods, S 31 Rods & Ex. RY))) Section 15 T102N-R47W Red Rock Township.
Petitioner: Greg & Laura Leenderts
Property Owner: Same
Location: Approximately 3 miles north of Valley Springs
Staff Report: Mason Steffen
- ITEM 7. CONDITIONAL USE PERMIT #24-18 to exceed 3,600 square feet of accessory building space (requesting 5,529 square feet) on the property legally described as Tract 2A Nussbaum's Addition N $\frac{1}{2}$ SE $\frac{1}{4}$ Section 31 T103N-R47W Palisade Township.
Petitioner: Morton Buildings Inc.
Property Owner: Tim Ockenga
Location: 25567 485th Avenue
Staff Report: Mason Steffen
- ITEM 8. CONDITIONAL USE PERMIT #24-19 to transfer one (1) building eligibility from the NE $\frac{1}{4}$ SW $\frac{1}{4}$ to the NW $\frac{1}{4}$ SW $\frac{1}{4}$ all within the SW $\frac{1}{4}$ (Ex. Villevik Addition) Section 22 T103N-R47W Palisade Township.
Petitioner: Ed Davis
Property Owner: Paul Sittig
Location: Approximately 1 mile southeast of Garretson
Staff Report: Mason Steffen

REGULAR AGENDA

ITEM 9. Old Business

ITEM 10. New Business

A. Presentation on Updates to the 2035 Envision Comprehensive Plan

ADJOURN.