

<p><u>Minnehaha County</u> <u>Planning Commission</u> <u>Regular Meeting Agenda</u></p>
<p><u>Monday, June 24, 2019</u> <u>Meeting starts immediately after the</u> <u>Joint County/City Meeting</u></p>
<p><u>415 N. Dakota Ave. on the 2nd Floor</u> <u>in the Commission Meeting Room</u></p>

County Planning Commissioners

Bonnie Duffy, Chair
Becky Randall, Vice-Chair
Adam Mohrhauser
Doug Ode
Mike Ralston
Ryan VanDerVliet
Jeff Barth

Planning Staff

Scott Anderson
David Heinold
Kevin Hoekman

Office of the State's Attorney

Donna Kelly

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 – May 20, 2019.

ITEM 2. MAJOR AMENDMENT #19-03 to amend Section 10.0615 Hoppe PD Planned Development District of the 1990 Revised Zoning Ordinance for Minnehaha County to change #9 on the list of permissive uses from Residential Single Family Dwelling to Residential Two-Family Dwelling on the property legally described as Tract 1 Severson’s Addition, SW1/4, Section 32-T101N-R47W.

Petitioner: Don & Tammy Hoppe

Property Owner: same

Location: 48526 268th St.

Located approximately 6 miles east of Sioux Falls

Staff Report: David Heinold

ITEM 3. CONDITIONAL USE PERMIT #19-24 to allow Manufacturing and Welding Metal Works on the property legally described as E359.65 W902.46 S481.5 (Ex. H-1 and H-3), SW1/4, Section 15-T101N-R51W.

Petitioner: Tyler Hofer (TH Custom Manufacturing)

Property Owner: LUFECO, Inc. (Warren Luke, President)

Location: 46314 265th St.

Located approximately 5 miles south of Hartford

Staff Report: David Heinold

ITEM 4. CONDITIONAL USE PERMIT #19-25 to transfer two (2) building eligibilities from the SW1/4 NE1/4 and E1/2 NE1/4 (Ex. H-1 & Tract 2 Bakker’s 2nd Addn.) including Tract 1 Bakker’s 2nd Addn.), NE1/4 NE1/4, Section 7-T101N-R48W to Tract 2 Bakker’s Addition, NW1/4 NW1/4, Section 8-T101N-R48W.

Petitioner: Pyn, LLC c/o David Pyn

Property Owner: Pyn, LLC

Location: Southwest corner of East Maple Street and Six Mile Road

Located approximately 2 miles west of Brandon

Staff Report: David Heinold

ITEM 5. REZONING #19-06 to rezone from the A-1 Agricultural District to the C Commercial District the property legally described as S1/2 SE1/4 (Ex. Tract 1 of SE1/4 Ex. Tract 2, 3, 4, 5, 6, & 7 of SE1/4 SE1/4 Ex. N291’ of E150’ of S724’ of W483’ in SE1/4 SE1/4 Ex. W333’ not including S433’ of SE1/4 SE1/4 Ex. E159.15’ not including S433’ Ex. Egger’s Addn. in SW1/4 SE1/4, Section 9-T102N-R49W.

Petitioner: Dean & Sandy Sorum

Property Owner: same

Location: 25793 475th Ave.

Located approximately 3.5 miles north of Sioux Falls

Staff Report: Scott Anderson



- ITEM 6. CONDITIONAL USE PERMIT #19-26 to allow a Class 1, Major Home Occupation – Repair of Ag-Related Small Engines on the property legally described as Tract 1, Burggraff’s Addition, SE1/4, Section 15-T104N-R50W.
Petitioner: Colt Burggraff
Property Owner: same
Location: 46970 247th St. Located approximately 5 miles west of Dell Rapids
Staff Report: David Heinold
- ITEM 7. CONDITIONAL USE PERMIT #19-27 to allow Salvage Repair, Collision Repair with Spraying Paint, Automative Repair, and Used Car Sales on the property legally described as Lots 8 and 9, Haug’s Addition, S1/2 SE1/4, Section 12-T102N-R50W.
Petitioner: Vitaly Silchuk
Property Owner: Vladimir Silchuk
Location: 47184 Wild Clover Cir. Located approximately 2 miles north of Sioux Falls
Staff Report: Kevin Hoekman
- ITEM 8. CONDITIONAL USE PERMIT #19-28 to allow Seed and Chemical Sales on the property legally described as Tract 9, Grimmus Addition, SE1/4 SE1/4, Section 34-T101N-R48W and SW1/4 SW1/4, Section 35-T101N-R48W.
Petitioner: Colton Grimmus
Property Owner: Sandra Grimmus
Location: 48248 268th St. Located approximately 4 miles east of Sioux Falls
Staff Report: David Heinold
- ITEM 9. CONDITIONAL USE PERMIT #19-29 to the transfer of one (1) building eligibility from the West 10 Acres of Tract 3A, Hengeveld’s Addition, NW1/4, NE1/4 to Tracts 1A and 2A, Valley Springs Farm Addition, NW1/4; all in Section 15-T101N-R47W.
Petitioner: Dennis and Sue Brunsting
Property Owner: same
Location: Located approximately 2 miles south of Valley Springs
Staff Report: David Heinold
- ITEM 10. CONDITIONAL USE PERMIT #19-30 to allow the expansion of Class A, Dairy Concentrated Animal Feeding Operation (5,600 AU) on the property legally described as SE1/4, Section 3 T103N-R49W.
Petitioner: Ron Krogstad
Property Owner: Krogstad Brothers Farms/Ordell & Doris Krogstad
Location: Located approximately 1.5 miles southeast of Baltic
Staff Report: Kevin Hoekman

REGULAR AGENDA

ITEM 11. Old Business - None

ITEM 12. New Business - None

ADJOURN.