

<p><u>Minnehaha County</u> <u>Planning Commission</u> <u>Regular Meeting Agenda</u></p>
<p><u>Monday, August 24, 2020</u> <u>Meeting starts at 7:00 pm</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, AICP
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.

Online Remote Meeting:

Due to COVID 19 pandemic, members of the public may join the meeting remotely though Zoom Video Communications found online at www.zoom.us or on the Zoom app for Apple or Android phones or tablets. To attend the meeting through Zoom, click the "JOIN A MEETING" tab at the top of the webpage and enter the Meeting ID 728 439 8039 as prompted. The August 24th planning commission meeting will begin at 7:00 pm, and remote attendees should begin between 6:50 to 7:00 pm to attend the entire meeting. Anyone who remotely attends the planning commission meeting through Zoom will be given opportunity to speak for each item.

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.

REGULAR AGENDA

ITEM 1. Approval of Minutes - July 27, 2020.

ITEM 2. CONDITIONAL USE PERMIT #20-21 to transfer one (1) building eligibility from the NE1/4 SW1/4 to the SW1/4 SE1/4 (Ex. H-1 & Ex. Tract 1 McElroy Addition); all in Section 10-T102N-R49W.

Petitioner: Konnie L. Park

Property Owner: same

Location: 47550 258th St.

Located Approximately 3 miles north of Sioux Falls

Staff Report: Kevin Hoekman

ITEM 3. ZONING TEXT AMENDMENT #20-03 to amend Section 12.06 Mobile/Manufactured Homes of the 1990 Revised Zoning Ordinance for Minnehaha County.

Petitioner: Jasper Diegel (South Dakota Manufactured Housing Association)

Staff Report: Kevin Hoekman

ITEM 4. CONDITIONAL USE PERMIT #20-22 to exceed 3,600 square feet of total accessory building area – requesting 7,572 square feet on the property legally described as Lot 2, Smithback’s Addition, S1/2 SW1/4, Section 11-T102N-R51W.

Petitioner: Thomas Smithback

Property Owner: same

Location: 46418 258th St.

Located Approximately 1 mile northeast of Hartford

Staff Report: Kevin Hoekman

ITEM 5. CONDITIONAL USE PERMIT #20-23 to exceed 3,600 square feet of total accessory building area – requesting 4,716 square feet on the property legally described as Tract 2, Brun’s Addition, S1/2, Section 15-T101N-R48W.

Petitioner: Buck Sternburg

Property Owner: Linda Wells

Location: 26496 Bruns Place

Located Approximately 2 miles south of Brandon

Staff Report: David Heinold

ITEM 6. CONDITIONAL USE PERMIT #20-25 to exceed 3,600 square feet of total accessory building area – requesting 8,752 square feet on the property legally described as Tract 2, Morgan Country Addition, NW1/4, Section 27-T101N-R48W.

Petitioner: Terrence Brick

Property Owner: same

Location: 48117 266th St.

Located Approximately 3 mile east of Sioux Falls

Staff Report: David Heinold



- ITEM 7. CONDITIONAL USE PERMIT #20-26 to make one (1) building eligibility available on the property legally described as SW14/ SE1/4 (Ex. Tract 1, Granberg Addition), Section 19-T102N-R47W.
Petitioner: Dallas Granberg
Property Owner: same
Location: 48456 260th St. Located Approximately 3 miles northeast of Brandon
Staff Report: David Heinold
- ITEM 8. CONDITIONAL USE PERMIT #20-27 to transfer one (1) building eligibility from the NW1/4 SE1/4 to the SE1/4 SE1/4; all in Section 21-T103N-R51W.
Petitioner: Keith Vockrodt
Property Owner: Jason Boy
Location: Located Approximately 5 miles north of Hartford
Staff Report: Scott Anderson
- ITEM 9. CONDITIONAL USE PERMIT #20-28 to make one (1) building eligibility available on the property legally described as Tract 4, Kroll's Addition, SE1/4 SE1/4, Section 36-T101N-R51W.
Petitioner: Joshua Nelson
Property Owner: same
Location: Located Approximately 3 miles west of Sioux Falls
Staff Report: Scott Anderson
- ITEM 10. CONDITIONAL USE PERMIT #20-29 to transfer one (1) building eligibility from the NW1/4 NW1/4 to the SW1/4 NW1/4; all in W1/2 NW1/4 (Exc. W140' S60' N309' & Lots H-1 & H-2), Section 22-T101N-R51W.
Petitioner: Forrest Miller
Property Owner: same
Location: Located Approximately 6 miles west of Sioux Falls
Staff Report: Scott Anderson
- ITEM 11. CONDITIONAL USE PERMIT #20-30 to transfer one (1) building eligibility from the SE1/4 SW1/4 to the SW1/4 SE1/4; all in Section 31-T103N-R49W.
Petitioner: Brett Whitmore
Property Owner: Judy Whitmore
Location: Located Approximately 3 miles east of Crooks
Staff Report: Scott Anderson
- ITEM 12. CONDITIONAL USE PERMIT #20-31 to exceed 3,600 square feet of total accessory building area – requesting 11,158 square feet on the property legally described as Tract 2, Heemstra Addition, NE1/4, Section 32-T101N-R51W.
Petitioner: Cherel or Harlen Kluck
Property Owner: same
Location: 46173 267th St. Located Approximately 7.5 miles west of Sioux Falls
Staff Report: David Heinold



ITEM 13. CONDITIONAL USE PERMIT #20-32 to exceed 10,000 square feet of commercial building area – requesting 14,880 sq. ft. on the property legally described as Lot 1, Block 1, Sorum’s First Addition, Section 16-T102N-R49W.

Petitioner: Jensen Holdings, LLC

Property Owner: same

Location: 25804 Lindbergh Ave.

Located Approximately 3 miles north of Sioux Falls

Staff Report: Kevin Hoekman

ITEM 14. CONDITIONAL USE PERMIT #20-33 to exceed 10,000 square feet of commercial building area – requesting 17,670 sq. ft. on the property legally described as Lot 1A (Ex. Lot 2) and Lot 2, Block 1, Sorum’s First Addition, Section 16-T102N-R49W (Proposed Lot 2 and 2A).

Petitioner: Jensen Holdings, LLC

Property Owner: same

Location: 47498 Monarch Ln.

Located Approximately 3 miles north of Sioux Falls

Staff Report: Kevin Hoekman

ITEM 15. CONDITIONAL USE PERMIT #20-34 to exceed 10,000 square feet of commercial building area – requesting 15,500 sq. ft. on the property legally described as Lot 1A (Ex. Lot 2), Block 1, Sorum’s First Addition, Section 16-T102N-R49W (Proposed Lot 3).

Petitioner: Jensen Holdings, LLC

Property Owner: same

Location: TBD

Located Approximately 3 miles north of Sioux Falls

Staff Report: Kevin Hoekman

ITEM 16. RECALL CONDITIONAL USE PERMIT #16-85 to allow Truck and Trailer Storage & Repair on the property legally described as Lot 2, Block 1, Green Valley Addition, NE1/4, Section 12-T102N-R50W.

Petitioner: Steve Schreiner

Property Owner: same

Location: 47174 Haylie St.

Located approximately 2 miles north of Sioux Falls

Staff Report: David Heinold

ITEM 17. Old Business

ITEM 18. New Business

ADJOURN.