



# Minnehaha County Planning Commission

## Agenda April 24, 2017

### County Planning Commission

Mike Cypher  
Becky Randall  
Doug Ode  
Bonnie Duffy  
Mike Ralston  
Paul Kostboth  
Jeff Barth

### Planning Staff

Scott Anderson  
David Heinold  
Kevin Hoekman

### Office of the State's Attorney

Judy Zeigler Wehrkamp

### CONSENT AGENDA

*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 Chairman 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.*

**ITEM 1. Approval of Minutes** – March 27, 2017.

**ITEM 2. CONDITIONAL USE PERMIT #17-15 to exceed 1,200 square feet of total accessory building area – requesting 2,500 sq. ft. on the property legally described as Tract 4A and 4B Meyer's Addn., NW1/4, Section 15-T103N-R52W.**

Petitioner: Jamie Bowen

Property Owner: same

Location: 45705 252nd St.                      Approximately 6 miles north of Humboldt

Staff Report: David Heinold

This would allow 2,500 square feet of total accessory building area.

**ITEM 3. CONDITIONAL USE PERMIT #17-16 to allow two (2) single family dwellings on the property legally described as NE1/4 SW1/4 and W1/2 SW1/4 (EX 3.05 A & EX PT N396' GOV'T LOT 2 E OF H-1) & EX S 729.84' EX W 191' THEREOF) & (EX N 330' S 1061.5') 30-103-49**

Petitioner: Peggy Keller

Property Owner: same

Location: Approximately 2.5 miles northeast of Crooks

Staff Report: Kevin Hoekman

This would allow two (2) single family dwellings.



**ITEM 4. CONDITIONAL USE PERMIT #17-17 to exceed 1,200 square feet of total accessory building area – requesting 2,200 sq. ft. on the property legally described as Tract 1 Knochenmus Addn., SW1/4, SW1/4, Section 5-T101N-R48W.**

Petitioner: Corey Herding

Property Owner: same

Location: 7710 E. Maple St.                      Approximately 1.5 miles west of Brandon

Staff Report: David Heinold

This would allow 2,200 square feet of total accessory building area.

**ITEM 5. CONDITIONAL USE PERMIT #17-20 to allow a Bed and Breakfast Establishment on the property legally described as W1/2, SW1/4, Section 11-T102N-R52W.**

Petitioner: Mike & Jana Miles

Property Owner: same

Location: 45816 Hwy 38                                      Approximately 0.5 miles east of Humboldt

Staff Report: Kevin Hoekman

This would allow a Bed and Breakfast Establishment.

**ITEM 6. CONDITIONAL USE PERMIT #17-21 to exceed 1,200 square feet of total accessory building area – requesting 2,688 sq. ft. on the property legally described as Tract 2 Meadow View Estates Addition, SE1/4, SE1/4, Section 23-T103N-R51W.**

Petitioner: Steven Roth & Misti Truman

Property Owner: same

Location: 25397 465th Ave.                      Approximately 5 miles north of Hartford

Staff Report: David Heinold

This would allow 2,688 square feet of total accessory building area.

**ITEM 7. CONDITIONAL USE PERMIT #17-22 to exceed 1,200 square feet of total accessory building area – requesting 2,700 sq. ft. on the property legally described as Tract 9, Hokenstad's Addn., SW1/4, SE1/4, Section 1-T102N-R48W.**

Petitioner: Chris Stewart

Property Owner: same

Location: 48352 257th St.                      Approximately 3 miles southwest of Garretson

Staff Report: David Heinold

This would allow 2,700 square feet of total accessory building area.



**ITEM 8. CONDITIONAL USE PERMIT #17-23 to exceed 1,200 square feet of total accessory building area – requesting 2,400 sq. ft. on the property legally described as NE1/4 SW1/4 30-103-49**

Petitioner: Peggy Keller  
Property Owner: same  
Location: Approximately 2 miles northeast of Crooks  
Staff Report: Kevin Hoekman

This would allow 2,400 square feet of total accessory building area.

**ITEM 9. CONDITIONAL USE PERMIT #17-24 to allow temporary retail sales of fireworks on the property legally described as E850.95’ of the Abandoned RY ROW & S1147.92’ in the NE1/4 Lying North of Highway 38 (Ex. H-6), Section 28-T101N-R48W.**

Petitioner: Andy Jorgensen  
Property Owner: Samuel R. Assam  
Location: NW Corner Lot of SD State Highway 42 and 481st Avenue  
Approximately 1 mile east of Sioux Falls  
Staff Report: Kevin Hoekman

This would allow temporary 9 day retail sales of fireworks.

**REGULAR AGENDA**

*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   |

**ITEM 10. CONDITIONAL USE PERMIT #17-18 to exceed 1,200 square feet of total accessory building area – requesting 12,240 sq. ft. on the property legally described as Jerda’s Tract 1, Peterson’s Subd. and Oline’s Tract 1, Peterson’s Subd.; all in Section 34-T103N-R49W.**

Petitioner: Tim and Maren (Skroch) McCleish  
Property Owner: same  
Location: 25543 475th Ave. Approximately 4.5 miles north of Sioux Falls  
Staff Report: Kevin Hoekman

This would allow 12,240 square feet of total accessory building area.



**ITEM 11. REZONING #17-01 to rezone from the A-1 Agricultural District to the PD Eagle Ridge Planned Development District on the property legally described as N1/2 NW1/4 (Ex. Lot R-1 and Lot H-1), Section 34-T101N-R51W.**

Petitioner: Eric Willadsen (Willadsen Lund Engineering)

Property Owner: Douglas Bacon

Location: Approximately 6 miles west of Sioux Falls

Staff Report: Scott Anderson

This would rezone from the A-1 Agricultural District to the PD Eagle Ridge Planned Development District.

**ITEM 12. REZONING #17-02 to rezone from the A-1 Agricultural District to the RR Rural Residential District on the property legally described as**

Petitioner: Robert G. Corey

Property Owner: same

Location: Approximately 2.5 miles north of Sioux Falls

Staff Report: Scott Anderson

This would rezone from the A-1 Agricultural District to the RR Rural Residential District.

**Old Business**

A. CAFO Ordinance Update

**New Business**

None.

**County Commission Items**

None.

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.