



# Minnehaha County Planning Commission

## Agenda August 28, 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 – July 24, 2017.**

**ITEM 2. CONDITIONAL USE PERMIT #17-52 to transfer one (1) building eligibility from the NE1/4 (Ex. Meier's Addn. to Tract 1, Beauchamp's Addn.; all in Section 27-T101N-R52W.**

Petitioner: Regan Beauchamp

Property Owner: Gerald Harr

Location: Tract 1 Beauchamp's Addn., 27-101-52

Approximately 8 miles south of Humboldt

Staff Report: Scott Anderson

This would allow the transfer of one (1) building eligibility.

**ITEM 3. CONDITIONAL USE PERMIT #17-53 to make available two (2) building eligibilities on the property legally described as W1/2 NW1/4, (EX S400 W400' & EX DANNENS TR), Section 24-T104N-R51W.**

Petitioner: David Dannen

Property Owner: same

Location: Approximately 1 mile northeast of Colton

Staff Report: David Heinold

This would make available two (2) building eligibilities.



**ITEM 4. CONDITIONAL USE PERMIT #17-56 to exceed 1,200 square feet of total accessory building area – requesting 2,624 sq. ft. on the property legally described as Lot 4, Holbeck Addn., E1/2 NE1/4, Section 34-T103N-R49W.**

Petitioner: Nathan Opitz  
Property Owner: same  
Location: 25508 Helen Trail      Approximately 5 miles north of Sioux Falls  
Staff Report: David Heinold

This would allow 2,624 square feet of total accessory building area.

**ITEM 5. CONDITIONAL USE PERMIT #17-57 to allow a Contractor’s Shop – Repair and Taxidermy Shop & Outdoor Storage on the property legally described as Part NW1/4 SW1/4 Lying South of Hwy. 38 & S1/2 SW1/4 & 100 Abandoned RR ROW South of H-1 (Ex. Johnson’s Addn. & Ex. Brenkevco’s Addn. & Ex. Carlson’s Addn.), Section 30-T102N-R50W.**

Petitioner: Ralph Tuschen  
Property Owner: John Harr Family Trust  
Location: SE of I-90 & SD Hwy. 38      Approximately 2 miles east of Hartford  
Staff Report: David Heinold

This would allow a Contractor’s Shop, Repair and Taxidermy Shop & Outdoor Storage.

**ITEM 6. CONDITIONAL USE PERMIT #17-58 to exceed 1,200 square feet of total accessory building area – requesting 1,680 sq. ft. on the property legally described as Tract 5, Engebretson’s Addition, S1/2 SW1/4, Section 18-T103N-R47W.**

Petitioner: Chris Trudeau  
Property Owner: same  
Location: 48446 253<sup>rd</sup> St.      Approximately 0.5 mile west of Garretson  
Staff Report: Scott Anderson

This would allow 1,680 square feet of total accessory building area.

**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   |

**There are no items on the regular agenda.**

**Old Business**

None.

**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.