

<p><u>Minnehaha County</u> <u>Planning Commission</u> <u>Regular Meeting Agenda</u></p>
<p><u>Monday, March 22, 2021</u> <u>Meeting starts immediately after</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
Becky Randall
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

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.

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 March 22nd 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 – February 22, 2021.
- ITEM 2. CONDITIONAL USE PERMIT #21-03 to transfer one (1) building eligibility from the W 580.8' S 300' N 990' W 1/2 NW 1/4 (EX S 200' W 435.6' THEREOF & EX H-1 & RY) to Lot 3, Streich's Addition N990' W1/2 NW1/4; all in Section 34-T101N-R48W.
Petitioner: William Radio
Property Owner: William & Deborah Radio
Location: Located Approximately 3 miles east of Sioux Falls
Staff Report: David Heinold
- ITEM 3. CONDITIONAL USE PERMIT #21-18 to expand existing Dairy CAFO to 8,200 Animal Units on the property legally described as NW1/4, Section 10-T103N-R50W.
Petitioner: Lynn Boadwine
Property Owner: Boadwine Farms
Location: Located Approximately 4 miles west of Baltic
Staff Report: Kevin Hoekman
- ITEM 4. CONDITIONAL USE PERMIT #21-20 to exceed 3,600 square feet of total accessory building area – requesting 6,560 sq. ft. on the property legally described as Tract 1, Matthies' 4th Addn., SW1/4 SW1/4, Section 28-T102N-R51W.
Petitioner: Ron Tschetter, Morton Buildings
Property Owner: Beth Stallman
Location: 46204 261st St. Located Approximately 0.5 mile southwest of Hartford
Staff Report: David Heinold
- ITEM 5. CONDITIONAL USE PERMIT #21-21 to exceed 3,600 square feet of total accessory building area – requesting 4,992 sq. ft. on the property legally described as Tract 1, Starnes Addition, NW1/4, Section 8-T102N-R52W.
Petitioner: Clayton Haug
Property Owner: Kevin Schwartz
Location: 25734 455th Ave. Located Approximately 1 mile northwest of Humboldt
Staff Report: David Heinold
- ITEM 6. CONDITIONAL USE PERMIT #21-22 to exceed 3,600 square feet of total accessory building area – requesting 5,050 sq. ft. on the property legally described as N350' E871.2', E1/2 NE1/4, Section 8-T103N-R48W.
Petitioner: Jeremy & Kristy Roemen
Property Owner: same
Location: 47995 251st St. Located Approximately 5 miles northwest of Garretson
Staff Report: David Heinold



ITEM 7. CONDITIONAL USE PERMIT #21-23 to allow Temporary Fireworks Sales on the property legally described as S567.87', NE1/4 (Ex. H-1) and N305.57' S873.44' W1,058.22', NE1/4, Section 29-T102N-R47W.

Petitioner: Patrick Masur

Property Owner: John W. Vis

Location: 47995 251st St.

Located Approximately 1.5 miles northwest of Valley Springs

Staff Report: Kevin Hoekman

ITEM 8. MAJOR AMENDMENT #20-01 to amend the Cedar Ridge PD Planned Development District to add 2 single family lots to Subarea A on the property legally described as Tract 1 Anson Addition (Excluding Cedar Ridge Addition, N1/2 SW1/4, Section 3-T103N-R49W).

Petitioner: Eric Willadsen

Property Owner: Brad Wagner

Location: Located approximately ¼ mile northeast of the intersection at 257th St. & 475th Ave.

Staff Report: Scott Anderson

ITEM 9. Old Business

ITEM 10. New Business

ADJOURN.