



<u>Minnehaha County Planning Commission Regular Meeting Agenda</u>
<u>Monday, May 24, 2021</u> <u>Meeting starts immediately after Joint County & City meeting</u>
<u>415 N. Dakota Ave. on the 2nd Floor in the Commission Meeting Room</u>

**County Planning
Commissioners**

Bonnie Duffy
Becky Randall
Adam Mohrhauser
Doug Ode
Mike Ralston
Ryan VanDerVliet
Jeff Barth

Planning Staff

Scott Anderson
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 through 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 May 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 – April 26, 2021.

ITEM 2. CONDITIONAL USE PERMIT #21-35 to allow a Class C, Hog CAFO (960 Animal Units) on the property legally described as the Proposed Tract 1 of Stockwell Addition, SW1/4, Section 19-T101N-R52W.

Petitioner: Lloyd Stockwell

Property Owner: Lloyd & Opal Stockwell

Location: 45440 266th St.

Located Approximately 8 miles south of Humboldt

Staff Report: Kevin Hoekman

ITEM 3. CONDITIONAL USE PERMIT #21-36 to transfer one (1) building eligibility from the SE1/4 NW1/4 to NE1/4 NW1/4; all in Section 9-T104N-R51W.

Petitioner: Ryan & Sarah VanDerVliet

Property Owner: same

Location: Located Approximately 3 miles northwest of Colton

Staff Report: Scott Anderson

ITEM 4. CONDITIONAL USE PERMIT #21-39 to exceed 3,600 square feet of total accessory building area – requesting 4,302 sq. ft. on the property legally described as Tract 2, Arends Addition, NE1/4, Section 12-T103N-R51W.

Petitioner: Michael R. Peterson

Property Owner: same

Location: 25115 466th Ave.

Located Approximately 3 miles southeast of Colton

Staff Report: Kevin Hoekman

ITEM 5. CONDITIONAL USE PERMIT #21-41 to transfer one (1) building eligibility from the NW1/4 SW1/4 to the NE1/4 SW ¼; on the property describe as SW1/4 (Ex E642 N596 & Ex AC in NW1/4 SW1/4 Lying W of Rd Also Described in Meets & Bounds Described in Book 457 Page 40) Section 30-T103N-R50W.

Petitioner: Josh Schuette

Property Owner: Mike Boer (Boer Investments)

Location: East of the intersection of Grand Meadow Street and 466th Avenue

Approximately 2 miles south of Lyons

Staff Report: Kevin Hoekman

ITEM 6. CONDITIONAL USE PERMIT #21-42 to transfer one (1) building eligibility from the NE1/4 NW1/4 to Tract 1 MCD Addition in the NW1/4 Section 10-T104N-R47W.

Petitioner: Tim Qualm

Property Owner: Timothy and Lynette Qualm Living Trust

Location: Approximately 5 miles North of Sherman

Staff Report: Kevin Hoekman



ITEM 7. PRELIMINARY SUBDIVISION PLAN #21-02 to allow subdivision of Peterson's First Addition in Section 3-T102N-R49W.

Petitioner: Tyson Hasz

Property Owner: Billy Peterson

Location: Approximately 3.5 miles North of Sioux Falls along SD Hwy 115

Staff Report: Scott Anderson

ITEM 8. CONDITIONAL USE PERMIT #21-44 to exceed 2,400 square feet of total accessory building area – requesting 4,200 sq. ft. on the property legally described as Tract 1 Struck's Second Addition, SE1/4 NE1/4, Section 23-T103N-R52W.

Petitioner: Ken Mays

Property Owner: same

Location: 25335 459th Ave.

Located Approximately 5 miles northeast of Humboldt

Staff Report: Kevin Hoekman

ITEM 9. Old Business

ITEM 10. New Business

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