

<p><b><u>Minnehaha County</u></b> <b><u>Planning Commission</u></b> <b><u>Regular Meeting Agenda</u></b></p>
<p><b><u>Monday, July 26, 2021</u></b> <b><u>Meeting starts immediately after</u></b> <b><u>Joint County &amp; City meeting</u></b></p>
<p><b><u>415 N. Dakota Ave. on the 2<sup>nd</sup> Floor</u></b> <b><u>in the Commission Meeting Room</u></b></p>

**County Planning Commissioners**

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

**Planning Staff**

Scott Anderson  
Kevin Hoekman  
Mason Steffen

**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.

**Consent Agenda Items:**

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 Chair 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.

**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.

**CONSENT AGENDA**

ITEM 1. Approval of Minutes – June 28<sup>th</sup>, 2021.

ITEM 2. CONDITIONAL USE PERMIT #21-53 to exceed 3,600 square feet of accessory building space (requesting 6,392 square feet) on the property legally described as Tract 13 Indian Hills Estates N1/2 8-101-48 Split Rock Township.

Petitioner: Zach Porter

Property Owner: Don Bonenberger

Location: 2216 N Indian Hills Trail, Approximately 2 miles Southwest of Brandon

Staff Report: Mason Steffen

ITEM 3. CONDITIONAL USE PERMIT #21-54 to transfer one (1) building eligibility from Tract 1 Siemonsma addition in Lot 2 SW1/4 18-103-48 Edison Township to Tract 1 Lathrop addition SE1/4 13-103-49 Sverdrup Township.

Petitioner: Bennett Lathrop

Property Owner: Same

Location: Approximately 5 miles Southeast of Baltic

Staff Report: Mason Steffen

ITEM 4. REZONING #21-02 to rezone from the A-1 Agricultural District to I-1 Industrial District on the property legally described as BJM addition S1/2 34-102-47 & N1/2 03-101-47 Lot 4 Red Rock Township.

Petitioner: Viktor Sushchik

Property Owner: Same

Location: Approximately 1/8 mile west of the intersection of County Highway 138 and 488<sup>th</sup>

Avenue, North of Valley Springs

Staff Report: Kevin Hoekman

ITEM 5. CONDITIONAL USE PERMIT #21-55 to make one (1) building eligibility available on the property legally described as W1/2 SW1/4 (Ex Bundes Ad.) 18-103-50 Lyons Township.

Petitioner: Terry Bunde

Property Owner: Same

Location: Approximately 1 mile west of Lyons

Staff Report: Mason Steffen



**REGULAR AGENDA**

ITEM 6. CONDITIONAL USE PERMIT #21-51 to allow a Public Utility Facility (Water Tower) on the property legally described as Water Tower Addn. No. 2 SW1/4 15-102 -52 Humboldt Township.

Petitioner: Minnehaha Community Water Corp.

Property Owner: Same

Location: Approximately 1/2-mile Southeast of Humboldt

Staff Report: Scott Anderson

ITEM 7. CONDITIONAL USE PERMIT #21-52 to allow a Public Utility Facility (Water Tower) on the property legally described as MCWC Tract 1 Addn. S1/2 NW1/4 5-101-48 Split Rock Township.

Petitioner: Minnehaha Community Water Corp.

Property Owner: Same

Location: Approximately 3/4-mile Southwest of Brandon, along Six Mile Road

Staff Report: Scott Anderson

ITEM 8. CONDITIONAL USE PERMIT #21-56 to allow an Agricultural Operation (Lime Wholesale) on the property legally described as the S1/2 SW1/4 (Ex. H-1 & Gacke's Addition) 3-102-49 Mapleton Township

Petitioner: Mark Gacke

Property Owner: Same

Location: Approximately 1/2-mile North of Renner at the intersection of SD Highway 115 and 257<sup>th</sup> Street

Staff Report: Kevin Hoekman

ITEM 9. Old Business

ITEM 10. New Business

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