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| <p><b><u>Minnehaha County</u></b><br/><b><u>Planning Commission</u></b><br/><b><u>Regular Meeting Agenda</u></b></p>  |
| <p><b><u>Monday, September 27<sup>th</sup>, 2021</u></b><br/><b><u>Meeting starts immediately after</u></b><br/><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><br/><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 – August 23<sup>rd</sup>, 2021.
- ITEM 2. CONDITIONAL USE PERMIT #21-59 to replace a Manufactured House on the property legally described as the SW¼ NW¼ (Ex. Peterson Sub. & Ex. Evjen Addn.) & W½ SW¼ (Ex. H-2 & Ex. Evjen Addn.) Section 34 T103N-R49W Sverdrup Township.  
Petitioner: Wademan Peterson  
Property Owner: Same  
Location: 25565 475<sup>th</sup> Avenue, approximately 2 miles north of Renner  
Staff Report: Kevin Hoekman
- ITEM 3. CONDITIONAL USE PERMIT #21-60 to allow a Manufactured House on the property legally described as Tract 1 Kuhnert Addition SE¼ Section 28 T101N-R47W Valley Springs Township.  
Petitioner: Kyle & Marcia Kuhnert  
Property Owner: Same  
Location: 48654 267<sup>th</sup> Street, approximately 4 miles south of Valley Springs  
Staff Report: Mason Steffen
- ITEM 4. CONDITIONAL USE PERMIT #21-61 to exceed 1,600 square feet of accessory building space (requesting 2,200 square feet) on the property legally described as the S½ Vacant Alley Lying Adjacent & Lots 7 to 16 Block 7 Lyons Village Addition T103N-R50W Lyons Township.  
Petitioner: Brian Schmid  
Owner: Same  
Location 318 4<sup>th</sup> Street Lyons  
Staff Report: Mason Steffen
- ITEM 5. CONDITIONAL USE PERMIT #21-62 to exceed 2,400 square feet of accessory building space (requesting 4,650 square feet) on the property legally described as Tract 2 Zweep’s Addition SE¼ Section 9 T103N-R48W Edison Township.  
Petitioner: Scott Longhenry  
Owner: Same  
Location 48082 252<sup>nd</sup> Street, approximately 4 miles northwest of Garretson  
Staff Report: Mason Steffen
- ITEM 6. CONDITIONAL USE PERMIT #21-63 to allow Sand & Gravel Extraction on the property legally described as Tract 1 Sierra Addition SE¼ SE¼ Section 6 T101N-R50W Wayne Township.  
Petitioner: Great Bear Sand & Gravel LLC.  
Property Owner: Same  
Location: Approximately 3 miles west of Sioux Falls  
Staff Report: Scott Anderson



ITEM 7. CONDITIONAL USE PERMIT #21-64 to exceed 10,000 square feet of commercial building space on the property legally described as Lot 4 Block 1 Sorum's First Addition NE¼ NE¼ Section 16 T102N-R49W Mapleton Township.

Petitioner: Jensen Electric LLC  
Property Owner: Jensen Holdings LLC  
Location: Along State Highway 115 in Renner  
Staff Report: Kevin Hoekman

ITEM 8. CONDITIONAL USE PERMIT #21-66 to exceed 3,600 square feet of accessory building space (requesting 5,320 square feet) on the property legally described as Tract 3 Gates Third Addition SE¼ Section 18 T102N-R51W Hartford Township.

Petitioner: Dawn Howey  
Property Owner: Same  
Location: 46068 SD Hwy 38, Approximately 2 miles west of Hartford  
Staff Report: Mason Steffen

### **REGULAR AGENDA**

ITEM 9. TEMPORARY USE PERMIT #21-01 to allow a temporary camper site during construction on the property legally described as Tract 1 Smithback Addition SW¼ SE¼ Section 26 T102N-R-52W.

Petitioner: Jordan Smithback  
Property Owner: Same  
Location: 45860 261<sup>st</sup> Street, Approximately 4 miles southwest of Hartford  
Staff Report: Kevin Hoekman

ITEM 10. Old Business

ITEM 11. New Business

ADJOURN.