



Minnehaha County Planning Commission

Agenda May 23, 2016

County Planning Commission

Mike Cypher, Chair
Bonnie Duffy, Vice Chair
Becky Randall
Doug Ode
Bill Even
Paul Kostboth
Jeff Barth

Planning Staff

Scott Anderson
David Heinold
Kevin Hoekman

Office of the State's Attorney

Sara Show

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.

Consent Agenda Items Listed below:

ITEM 1. Approval of Minutes – April 25, 2016.

ITEM 2. CONDITIONAL USE PERMIT #16-27 to exceed 1,200 square feet of total accessory building area – requesting 3,200 sq. ft. on the property legally described as Tract 1 Brower 2nd Addition, SW1/4, Section 27-T102N-R51W.

Petitioner: James Anderson

Property Owner: same

Location: 46346 261st St. Approximately 1 south of Hartford

Staff Report: David Heinold

This would allow 3,200 sq. ft. of total accessory building area.

ITEM 3. CONDITIONAL USE PERMIT #16-29 to exceed 1,200 square feet of total accessory building area – requesting 1,700 sq. ft. on the property legally described as Rowena Original Lot 24, Block 13 & S1/2 of Lot 23 & Lot 25, Block 15; all in Section 26-T101N-R48W.

Petitioner: Mark Rollinger

Property Owner: same

Location: 26675 Douglas Ave. Approximately 4 miles east of Sioux Falls

Staff Report: David Heinold

This would allow 1,700 sq. ft. of total accessory building area.



ITEM 4. CONDITIONAL USE PERMIT #16-30 to exceed 1,200 square feet of total accessory building area – requesting 15,500 sq. ft. on the property legally described as Johnson’s Addn. (Ex. Tr. 1 Haug’s Addn.), S1/2 SE1/4, Section 2-T102N-R50W.

Petitioner: Larry Haug

Property Owner: same

Location: 47084 257th St. Approximately 0.5 miles east of Crooks

Staff Report: Kevin Hoekman

This would allow 15,500 sq. ft. of total accessory building area.

ITEM 5. CONDITIONAL USE PERMIT #16-31 to exceed 1,200 square feet of total accessory building area – requesting 5,904 sq. ft. on the property legally described as Tr. Hanson’s Addn., E1/2 NE1/4, Section 6-T102N-R50W.

Petitioner: Cade Burkett

Property Owner: Evan Burkett

Location: 46685 256th St. Approximately 3.5 miles west of Crooks

Staff Report: David Heinold

This would allow 5,904 sq. ft. of total accessory building area.

ITEM 6. CONDITIONAL USE PERMIT #16-33 to exceed 1,200 square feet of total accessory building area – requesting 2,520 sq. ft. on the property legally described as Tract 1A of Engebretson’s Addition, S1/2 NE1/4, Section 8-T103N-R47W.

Petitioner: Dallas Westover

Property Owner: same

Location: 48548 Westover Pl. Approximately 1.5 miles north of Garretson

Staff Report: Scott Anderson

This would allow 2,520 sq. ft. of total accessory building area.

ITEM 7. CONDITIONAL USE PERMIT #16-34 to exceed 1,200 square feet of total accessory building area – requesting 10,875 sq. ft. on the property legally described as N479.31’ S752.31’ W420’ & E35’ W420’ S255’, E1/2 E1/2 SW1/4, Section 1-T102N-R50W.

Petitioner: Jay Lewis

Property Owner: same

Location: 47146 257th St. Approximately 1 miles east of Crooks

Staff Report: David Heinold

This would allow 10,875 sq. ft. of total accessory building area.



ITEM 8. CONDITIONAL USE PERMIT #16-35 to transfer 4 Building Eligibilities from Tract 4 Sorum's Addn., S1/2 NE1/4 and N1/2 SE1/4, Section 9-T102N-R49W; and Tracts 3 & 4 Peterson's Subd., NW1/4, Section 10-T102N-R49W to Tract 5 Peterson's Subd., NW1/4, Sec. 10-T102N-R49W

Petitioner: Bradley Peterson

Property Owner: same

Location: Approximately 3.5 miles north of Sioux Falls

Staff Report: Scott Anderson

This would allow the transfer of four (4) building eligibilities.

ITEM 9. CONDITIONAL USE PERMIT #16-36 to transfer 2 Building Eligibilities from Tract B (Ex. S18' & Ex. Tr. 1A replat Erickson's Addn. & Ex. Lots 1-4) Heikes Addition, N1/2 to Tract A Holbeck Addn.; all in Sec. 34-T103N-R49W

Petitioner: James Holbeck

Property Owner: same

Location: Approximately 5 miles north of Sioux Falls

Staff Report: Scott Anderson

This would allow the transfer of two (2) building eligibilities.

ITEM 10. CONDITIONAL USE PERMIT #16-37 to allow Temporary Retail Sales of Fireworks on the property legally described as Tract 1A Preheim Addition, N1/2, Section 27-T101N-R48W.

Petitioner: Barry Bakken

Property Owner: Bart Bickley

Location: 48130 Hwy 42 Approximately 2 miles east of Sioux Falls

Staff Report: Kevin Hoekman

This would allow Temporary Retail Sales of Fireworks.

ITEM 11. CONDITIONAL USE PERMIT #16-38 to allow Temporary Retail Sales of Fireworks on the property legally described as Tr. 3 Lee's Addn., NE1/4, Section 2-T101N-R48W.

Petitioner: TJ Cameron

Property Owner: Gaila & Rockford Schreurs

Location: Adjacent to the southeast side of the City of Brandon

Staff Report: Kevin Hoekman

This would allow Temporary Retail Sales of Fireworks.



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*

ITEM 12. PRELIMINARY SUBDIVISION PLAN #16-01

Petitioner: Paul Korn

Property Owner: Jim Holbeck

Location: Approximately 5 miles north of Sioux Falls

Staff Report: Scott Anderson

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.