



Minnehaha County Planning Commission

Agenda June 26, 2017

County Planning Commission

Mike Cypher
Becky Randall
Doug Ode
Bonnie Duffy
Mike Ralston
Paul Kostboth
Jeff Barth

Planning Staff

Scott Anderson
David Heinold
Kevin Hoekman

Office of the State's Attorney

Judy Zeigler Wehrkamp

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.*

ITEM 1. Approval of Minutes – May 22, 2017.

ITEM 2. CONDITIONAL USE PERMIT #17-40 to exceed 1,200 square feet of total accessory building area – requesting 10,554 sq. ft. on the property legally described as Tract 1A, Larsen's Addn., S1/2 SW1/4, Section 3-T101N-R47W and N1/2 SW1/4, Section 10-T101N-R47W.

Petitioner: Sadie Steen

Property Owner: same

Location: 911 Dunham St.

Approximately 0.5 mile south of Valley Springs

Staff Report: David Heinold

This would allow 10,554 square feet of total accessory building area.

ITEM 3. CONDITIONAL USE PERMIT #17-41 to exceed 1,200 square feet of total accessory building area – requesting 9,574 sq. ft. on the property legally described as Vintage Village Tract 1, NE1/4 SE1/4 (Ex. W. 175' N570', Section 7-T102N-R49W.

Petitioner: Dennis Leitheiser

Property Owner: same

Location: 25764 Packard Ln.

Approximately 3 miles north of Sioux Falls

Staff Report: David Heinold

This would allow 9,574 square feet of total accessory building area.



ITEM 4. CONDITIONAL USE PERMIT #17-42 to allow the reconstruction of a nonconforming off-premise sign on the property legally described as S1/2 SE1/4 (Ex. Hy), Section 33-T104N-R49W.

Petitioner: Baltic FFA (Mark Roelfsema)
Property Owner: David Weiland
Location: Approximately 0.5 mile east of Baltic
Staff Report: Kevin Hoekman

This would allow the reconstruction of a nonconforming off-premise sign.

ITEM 5. CONDITIONAL USE PERMIT #17-43 to exceed 1,200 square feet of total accessory building area – requesting 1,440 sq. ft. on the property legally described as Tract 6, Lot 7, Voigt’s Subdivision, Section 21-T101N-R51W.

Petitioner: Jeff Martens
Property Owner: same
Location: Approximately 5.5 miles south of Hartford
Staff Report: David Heinold

This would allow 1,440 square feet of total accessory building area.

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 6. REZONING #17-01 to rezone from the A-1 Agricultural District to the PD Eagle Ridge Planned Development District on the property legally described as N1/2 NW1/4 (Ex. Lot R-1 and Lot H-1), Section 34-T101N-R51W.

Petitioner: Eric Willadsen (Willadsen Lund Engineering)
Property Owner: Douglas Bacon
Location: Approximately 6 miles west of Sioux Falls
Staff Report: Scott Anderson

This would rezone from the A-1 Agricultural District to the PD Eagle Ridge Planned Development District.



ITEM 7. REZONING #17-03 to rezone from the A-1 Agricultural District to the I-1 Light Industrial District on the property legally described as N1/2 NW1/4 (Ex. Lot R-1 and Lot H-1), Section 34-T101N-R51W.

Petitioner: Laura Benson & Brent Antonan

Property Owner: Derry Benson

Location: Approximately 0.5 mile north of Sioux Falls

Staff Report: Scott Anderson

This would rezone from the A-1 Agricultural District to the I-1 Light Industrial District.

ITEM 8. ZONING TEXT AMENDMENT #17-02 to amend regulations pertaining to CAFOs and add aquaculture facility regulations to the 1990 Revised Zoning Ordinance for Minnehaha County.

Petitioner: Minnehaha County Planning Commission

Staff Report: Kevin Hoekman

This will amend regulations pertaining to CAFOs and add aquaculture facility regulations to the 1990 Revised Zoning Ordinance for Minnehaha County.

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.