



Minnehaha County Planning Commission

Agenda September 25, 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 – August 28, 2017.

ITEM 2. CONDITIONAL USE PERMIT #17-60 to exceed 1,200 square feet of total accessory building area – requesting 10,960 sq. ft. on the property legally described as Tract 1 Otterbys Addition, NE1/4, Section 12-T102N-R50W.

Petitioner: Chris Lodes

Property Owner: Gene Lodes

Location: 25715 472nd Ave. Approximately 1.5 miles east of Crooks

Staff Report: David Heinold

This would allow 10,960 square feet of total accessory building area.

ITEM 3. CONDITIONAL USE PERMIT #17-61 to transfer one (1) building eligibility from NW1/4 SE1/4 (Ex. Tr. 1 Dybedahl's Addn. & Ex. H-1) to the SW1/4 SE1/4; all in Section 15-T104N-R50W.

Petitioner: Tarah Burggraff

Property Owner: Kevin & Pam Dybedahl

Location: Approximately 4 miles west of Dell Rapids

Staff Report: Kevin Hoekman

This would allow the transfer of one (1) building eligibility.



ITEM 4. CONDITIONAL USE PERMIT #17-62 to allow the placement of a mobile home on the property legally described as the Proposed Tract 3, Olson's Addition, NE1/4, Section 31-T102N-R47W.

Petitioner: James D. and Susan R. Olson

Property Owner: same

Location: 48453 261st St. Approximately 2 miles east of Brandon

Staff Report: Kevin Hoekman

This would allow the placement of a mobile home.

ITEM 5. CONDITIONAL USE PERMIT #17-63 to exceed 1,200 square feet of total accessory building area – requesting 2,400 sq. ft. on the property legally described as N1/2 of Tract 54, West Acres, SW1/4, Section 17-T101N-R50W.

Petitioner: Troy Miller

Property Owner: same

Location: 46720 Buckeye St. Approximately 1.5 miles west of Sioux Falls

Staff Report: David Heinold

This would allow 2,400 square feet of total accessory building area.

ITEM 6. CONDITIONAL USE PERMIT #17-65 to exceed 1,200 square feet of total accessory building area – requesting 1,680 sq. ft. on the property legally described as Tract 28, West Acres, SW1/4, Section 17-T101N-R50W.

Petitioner: Arlen Schmeichel

Property Owner: same

Location: 26482 Holland Ave. Approximately 1.5 miles west of Sioux Falls

Staff Report: Scott Anderson

This would allow 1,680 square feet of total accessory building area.

ITEM 7. CONDITIONAL USE PERMIT #17-66 to transfer one (1) building eligibility from NW1/4 SE1/4 to NE1/4 SE1/4 Section 4-T103N-R47W.

Petitioner: Arnold Laufmann, Jr. & Nancy Laufmann

Property Owner: same

Location: Approximately 0.25 mile south of Sherman

Staff Report: Kevin Hoekman

This would allow the transfer of one (1) building eligibility.



ITEM 8. CONDITIONAL USE PERMIT #17-67 to allow a Class 1, Major Home Occupation – Tractors & Diesel Repair Shop on the property legally described as E660’ N660’, NE1/4, Section 5-T102N-R47W.

Petitioner: Austin Breitbarth

Property Owner: same

Location: 48591 256th St.

Approximately 2.5 miles south of Garretson

Staff Report: Kevin Hoekman

This would allow a Class 1, Major Home Occupation – Tractors/Diesel Repair Shop.

ITEM 9. CONDITIONAL USE PERMIT #17-69 to exceed 1,200 square feet of total accessory building area – requesting 2,880 sq. ft. on the property legally described as Tract 4, O’Kane Addition, NE1/4, Section 19-T102N-R51W.

Petitioner: Chris Rieff

Property Owner: same

Location: 46075 259th St.

Approximately 2 miles west of Hartford

Staff Report: David Heinold

This would allow 2,880 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
- B) Applicant Presentation
- C) Public Comments
- D) Applicant Response
- E) Public Testimony Closed
- F) Commission Discussion

ITEM 10. CONDITIONAL USE PERMIT #17-57 to allow a Contractor’s Shop – Repair and Taxidermy Shop & Outdoor Storage on the property legally described as Part NW1/4 SW1/4 Lying South of Hwy. 38 & S1/2 SW1/4 & 100 Abandoned RR ROW South of H-1 (Ex. Johnson’s Addn. & Ex. Brenkevco’s Addn. & Ex. Carlson’s Addn.), Section 30-T102N-R50W.

Petitioner: Ralph Tuschen

Property Owner: John Harr Family Trust

Location: SE of I-90 & SD Hwy. 38

Approximately 2 miles east of Hartford

Staff Report: David Heinold

This would allow a Contractor’s Shop, Repair and Taxidermy Shop & Outdoor Storage.



ITEM 11. CONDITIONAL USE PERMIT #17-64 to allow Gravel Mining on the properties legally described as Lot 2 (Ex. Meyer's Addn.) & W1/2, Lot 1 (Ex. S16.5 & Ex. Meyer's Addn.); E627.25' W1908.49', S1/2 NW1/4; and W1/2 SW1/4 & S 1 Rod, SW1/4 NW1/4; all in Section 6-T101N-R50W.

Petitioner: Myrl & Roy's Paving, Inc.

Property Owner: AGM Farms, LLC

Location: Approximately 4.5 miles west of Sioux Falls

Staff Report: Scott Anderson

This would allow Gravel Mining.

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.