



Minnehaha County Planning Commission

Agenda April 25, 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 – March 28, 2016.

ITEM 2. CONDITIONAL USE PERMIT #16-16 to amend CUP #15-65 to exceed 1,200 square feet of total accessory building area – requesting 4,482 sq. ft.

Petitioner: Sam & Michelle Schimelpfenig

Property Owner: same

Location: 25465 477th Ave. Approximately 5 southeast of Baltic

Staff Report: David Heinold

This would amend CUP #15-65 to allow 4,482 sq. ft. of total accessory building area.

ITEM 3. CONDITIONAL USE PERMIT #16-17 to transfer 3 building eligibilities from the NW1/4 SE1/4 & NE1/4 SE1/4 & SW1/4 SE1/4 to the SE1/4 SE1/4; all in Section 24-T104N-R48W.

Petitioner: Gary Winterton

Property Owner: same

Location: 24789 484th Ave. Approximately 3 miles northwest of Sherman

Staff Report: Kevin Hoekman

This would allow the transfer of three building eligibilities.



ITEM 4. CONDITIONAL USE PERMIT #16-18 to exceed 1,200 square feet of total accessory building area – requesting 6,900 sq. ft. on the property legally described as S825’ (Ex. H-1) W1/2 NW1/4 & Tract 2 Ridgeway’s Addition, Section 34-T101N-R48W.

Petitioner: Thomas Hurd

Property Owner: Hurd BV, LLC

Location: 26748 481st Ave. Approximately 2 miles east of Sioux Falls

Staff Report: Kevin Hoekman

This would allow 6,900 sq. ft. of total accessory building area.

ITEM 5. CONDITIONAL USE PERMIT #16-19 to allow a Bed and Breakfast Establishment on the property legally described as Tract 1 Maass’ Addition, NW1/4, Section 17-T104N-R52W.

Petitioner: Mike & Jana Miles

Property Owner: same

Location: 45547 258th St. Approximately 0.5 miles west of Humboldt

Staff Report: David Heinold

This would allow a Bed and Breakfast Establishment.

ITEM 6. CONDITIONAL USE PERMIT #16-20 to allow Storage Units on the property legally described as Dawson Tract 2, SE1/4, Section 12-T102N-R50W.

Petitioner: Tim Tiaht

Property Owner: same

Location: 25773 472nd Ave. Approximately 1.5 miles east of Crooks

Staff Report: Kevin Hoekman

This would allow Storage Units.

ITEM 7. CONDITIONAL USE PERMIT #16-21 to allow a Greenhouse with Retail Sales of Products on the premises legally described as S959.76’ E831.20’ E1/2 SW1/4 (Ex. H-1), Section 36-T104N-R49W.

Petitioner: Judith J. Wurtz

Property Owner: Paul Carrette

Location: 47738 250th St. Approximately 3 miles east of Baltic

Staff Report: David Heinold

This would allow a Greenhouse with Retail Sales of Products on the premises.



ITEM 8. AGRICULTURAL TOURISM PERMIT #16-02 to allow a Winery on the property legally described as Sieperdas Tr. 1, NE1/4 Ex. H-1, Section 18-T103N-R47W.

Petitioner: Robert Meyer

Property Owner: same

Location: 25219 485th Ave. Approximately 0.5 mile north of Garretson

Staff Report: David Heinold

This would allow a Winery on a parcel smaller than 10 acres.

ITEM 9. CONDITIONAL USE PERMIT #16-22 to allow a Public Utility Facility, Communications on the property legally described as (Ex. S6' E37' & Ex. H-1) Lot 1, Block 1, Holdens Addition to Corson Village, Section 26-T102N-R48W.

Petitioner: Alliance Communications (Paul VanDeBerg)

Property Owner: Sandra M. Johnson

Location: Approximately 0.5 mile north of Brandon

Staff Report: Scott Anderson

This would allow a Public Utility Facility, Communications.

ITEM 10. CONDITIONAL USE PERMIT #16-23 to allow a Public Utility Facility, Communications on the property legally described as SE1/4 SE1/4 (Ex. H-1), Section 36-T102N-R48W.

Petitioner: Alliance Communications (Paul VanDeBerg)

Property Owner: Bethany Lutheran Home for the Aged, Inc.

Location: Approximately 0.25 miles east of Brandon

Staff Report: Scott Anderson

This would allow a Public Utility Facility, Communications.

ITEM 11. CONDITIONAL USE PERMIT #16-24 to allow a Public Utility Facility, Communications on the property legally described as Lacey Tract 2 (Ex. Lots U2R & U3 & Ex. Knochenmus Addition), SW1/4, Section 5-T101N-R48W.

Petitioner: Alliance Communications (Paul VanDeBerg)

Property Owner: Roger Knochenmus

Location: Approximately 2 miles west of Brandon

Staff Report: Scott Anderson

This would allow a Public Utility Facility, Communications.



ITEM 12. CONDITIONAL USE PERMIT #16-24 to allow a Public Utility Facility, Raw Water Well & Pumphouse on the property legally described as “a portion of Lacey Tract 2, ex lots U2R and U3 and ex Knochenmus Addition, SW1/4, Section 5-T101N-R48W.

Petitioner: City of Brandon

Property Owner: same

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

Staff Report: Scott Anderson

This would allow a Public Utility Facility, Raw Water Well & Pumphouse.

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 13. REZONING #16-02 to rezone east 464 feet of the property legally described as THAT PORTION SE1/4 LYING SOUTH OF HWY 42 (EX THAT PORTION PLATTED AS ROWENA & EX CLAUSON TR 1 & EX PERRY TR 2 & EX KJERGAARD & EX SMOOK ADDN & EX H-1 & EX FUNKE'S ADDN) 26-101-48 SPLIT ROCK TOWNSHIP from the A-1 Agricultural District to the C Commercial District in Section 26-T101N-R48W.

Petitioner: Jason Klein

Property Owner: same

Location: Southwest corner of South Dakota Highway 42 & 483rd Ave. Intersection
Approximately 3 miles east of Sioux Falls

Staff Report: Kevin Hoekman

This would rezone from the A-1 Agricultural District to the C Commercial District.

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.