



Minnehaha County Planning Commission

Agenda June 27, 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 – May 23, 2016.

ITEM 2. CONDITIONAL USE PERMIT #16-40 to transfer two building eligibilities from the N1/2 SW1/4 (Ex. that portion lying N of I-90 and Ex. H-1, 2, 3, 4, 5, 6, 7, and 8 and Ex. Tr. 1 Lift Station Addn.) to Tract 3 Nelson's Addition, S1/2; all in Section 26-T102N-R48W.

Petitioner: Nicole Haug
Property Owner: same
Location: 2020 E. Redwood Blvd. Approximately 0.5 east of Brandon
Staff Report: Scott Anderson

This would allow the transfer of two building eligibilities.

ITEM 3. CONDITIONAL USE PERMIT #16-42 to allow a Class 1, Major Home Occupation – Electrician's Business on the property legally described as Tract 1 Shinnberger's Addition, Section 9-T104N-R52W.

Petitioner: Zac Busser
Property Owner: same
Location: 45688 246th St. Approximately 7 miles northwest of Colton
Staff Report: Kevin Hoekman

This would allow a Class 1, Major Home Occupation – Electrician's Business.



ITEM 4. CONDITIONAL USE PERMIT #16-44 to exceed 1,200 square feet of total accessory building area – requesting 2,016 sq. ft. on the property legally described as Tract 3 Peltier’s Addition, SE1/4, Section 1-T102N-R49W.

Petitioner: Chad Jensen

Property Owner: same

Location: 25695 478th Ave. Approximately 3 miles northeast of Sioux Falls

Staff Report: David Heinold

This would allow 2,016 sq. ft. of total accessory building area.

ITEM 5. CONDITIONAL USE PERMIT #16-46 to exceed 1,200 square feet of total accessory building area – requesting 2,560 sq. ft. on the property legally described as Tract 37, West Acres, SW1/4, Section 17-T101N-R50W.

Petitioner: Dennis Mehlbrech

Property Owner: same

Location: 26497 Holland Ave. Approximately 1.5 miles west of Sioux Falls

Staff Report: Scott Anderson

This would allow 2,560 sq. ft. of total accessory building area.

ITEM 6. CONDITIONAL USE PERMIT #16-47 to exceed 1,200 square feet of total accessory building area – requesting 4,240 sq. ft. on the property legally described as Tract 1 Wirtjes Addn., N1/2 NE1/4, Section 35-T103N-R48W.

Petitioner: Clifford Malsom

Property Owner: same

Location: 48275 255th St. Approximately 1 miles southwest of Garretson

Staff Report: David Heinold

This would allow 4,240 sq. ft. of total accessory building area.

ITEM 7. CONDITIONAL USE PERMIT #16-49 to allow a Permanent Water Tower Structure on the property legally described as Tract 5, Nelson’s Addition, S1/2, Section 26-T102N-R48W.

Petitioner: City of Brandon (Bryan Read)

Property Owner: Randy Nelson

Location: NW Corner of Redwood Blvd. & Chestnut Ave.

Approximately 0.5 mile northeast of Brandon

Staff Report: Scott Anderson

This would allow a Permanent Water Tower Structure.



ITEM 8. CONDITIONAL USE PERMIT #16-50 to allow a Single Family Dwelling on the property legally described as Tract 2 Zimmer’s Addition, NW1/4, Section 29-T103N-R52W.

Petitioner: Sharon Graves Lind
Property Owner: same
Location: 25426 455th Ave. Approximately 3.5 miles north of Humboldt
Staff Report: David Heinold

This would allow a Single Family Dwelling.

ITEM 9. CEDAR RIDGE FINAL DEVELOPMENT PLAN & PRELIMINARY SUBDIVISION PLAN #16-02

Petitioner: Eric Willadsen (Willadsen Lund Engineering)
Property Owner: Brad & Laura Wagner
Location: Approximately 4 miles north of Sioux Falls
Staff Report: Scott Anderson

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

There are no items listed on the regular agenda.

Old Business

None.

New Business

- A. Kent Woodmansey, South Dakota Department of Environment & Natural Resources
- DENR’s Concentrated Animal Feeding Operation regulations and oversight process

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.