

Planning Commission Agenda
Monday, August 27, 2018
Meeting starts immediately
after County Board of Adjustment Meeting
at 415 N. Dakota Ave.
on the 2nd Floor in the
Commission Meeting Room

County Planning Commission

Bonnie Duffy, Chair
Becky Randall, Vice-Chair
Adam Mohrhauser
Doug Ode
Mike Ralston
Ryan VanDerVliet
Jeff Barth

Planning Staff

Scott Anderson
David Heinold
Kevin Hoekman

Office of the State's Attorney

Donna Kelly

PUBLIC INPUT ON NON-AGENDA ITEMS

Members of the public who wish to speak on an item not listed on the agenda will have five minutes per person to address the Planning Commission.

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 Chair 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 – July 23, 2018.

ITEM 2. CONDITIONAL USE PERMIT #18-37 to transfer one (1) building eligibility from the SW1/4 NE1/4 to Tract 3, Carrette's Subdivision, N1/2 NE1/4; all in Section 36-T104N-R49W.

Petitioner: Paul Carrette
Property Owner: same
Location: 0.5 mile north of the 250th St. & 478th Ave. Intersection
Approximately 4 miles east of Baltic
Staff Report: Scott Anderson

This would transfer one (1) building eligibility.

ITEM 3. CONDITIONAL USE PERMIT #18-38 to allow Motor Vehicle Repair Shop & Sales Display on the property legally described as Lot 1, Block 3, Brower Addition, SW1/4, Section 27-T102N-R51W.

Petitioner: Dean Stockwell
Property Owner: same
Location: 46301 Jeffrey St. Approximately 0.5 mile south of Hartford
Staff Report: Kevin Hoekman

This would allow Motor Vehicle Repair Shop & Sales Display.



ITEM 4. CONDITIONAL USE PERMIT #18-39 to exceed 2,400 square feet of total accessory building area – requesting 7,600 sq. ft. on the property legally described as Tract 1, Schoenefeldt Addition, NE1/4, SW1/4, Section 7-T102N-R49W.

Petitioner: Jason Schoenefeldt

Property Owner: same

Location: 25759 Kiwanis Ave. Approximately 2 miles east of Crooks

Staff Report: David Heinold

This would allow 7,600 square feet of total accessory building area.

ITEM 5. CONDITIONAL USE PERMIT #18-40 to transfer one (1) building eligibility from the W1/2 S1/2, SE1/4, Section 25-T103N-R48W to the SW1/4 SW1/4, Section 30-T103N-R47W.

Petitioner: Matthew Swartwout (Chuck Sutton Auctioneers Land Broker, LLC)

Property Owner: Richard & Ronald Cooley (Cooley, Ruth A Family Limited)

Location: North of the 255th St. & 484th Ave. Intersection

Approximately 1 mile southwest of Garretson

Staff Report: David Heinold

This would transfer one (1) building eligibility.

ITEM 6. CONDITIONAL USE PERMIT #18-20 to allow a Telecommunications Tower on the property legally described as W1/2 N1/2, Lying North of RR & West of River & NW1/4 (Ex. That Part E915' Lying North of RR ROW But Including N380' Thereof); all in Section 33-T102N-R48W.

Petitioner: Xcell Towers II, LLC

Property Owner: Daniel Risty

Location: 808 W. Holly Blvd. Approximately 1 mile west of Brandon

Staff Report: Kevin Hoekman

This would allow a Telecommunications Tower.

ITEM 7. CONDITIONAL USE PERMIT #18-41 to allow a Commercial Building Addition exceeding 10,000 square feet on the property legally described as Muchow Tract 2, E1/2 NW1/4, Section 1-T103N-R50W.

Petitioner: H. Paul Sundermann

Property Owner: same

Location: 47143 250th St. Approximately 2 miles west of Baltic

Staff Report: Scott Anderson

This would allow a Commercial Building Addition exceeding 10,000 square feet.

