



# Minnehaha County Planning Commission

## Agenda January 26, 2015

### County Planning Commission

Wayne Steinhauer  
Mike Cypher  
Becky Randall  
(vacant)  
Bonnie Duffy  
Bill Even  
Jeff Barth

### Planning Staff

Scott Anderson  
David Heinold  
Kevin Hoekman

### Office of the State's Attorney

Sara Show

### ZONING BOARD OF ADJUSTMENT

*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 1. Approval of Minutes** – April 28, 2014.

**ITEM 2. VARIANCE #15-01 to exceed sign area and height on the property legally described as Lot A, Block 4, Haug's Second Addition, SE1/4, Section 12-T102N-R50W.**

Petitioner: Timpfe, Inc.

Property Owner: same

Location: 25768 Cottonwood Ave.

Approximately 2 miles  
north of Sioux Falls

Staff Report: Kevin Hoekman

To exceed sign area and height.

### Adjourn

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.



## **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** – November 24, 2014.

**ITEM 2. CONDITIONAL USE PERMIT #15-01 to transfer one building eligibility from Tract 2 Haug’s Addition SE1/4 to Tract 1 Haug’s Addition SE1/4, Section 2-T102N-R50W.**

Petitioner: Clayton Haug

Property Owner: Rose Haug

Location: Approximately 0.25 mile east of Crooks

Staff Report: Scott Anderson

This would allow the transfer of one building eligibility.

**ITEM 3. CONDITIONAL USE PERMIT #15-02 to allow the adaptive reuse of a former dwelling for personal storage on the property legally described as Tract 1 Burkman Addition SW1/4, Section 3-T102N-R48W.**

Petitioner: Tom Zweep

Property Owner: same

Location: 25676 481st Ave. approximately 4 miles north of Brandon

Staff Report: Kevin Hoekman

This would allow the adaptive reuse of a former dwelling for personal storage.

**ITEM 4. REZONING #15-01 to rezone from the A-1 Agricultural District to the C Commercial District in N150’ of Tract 3A France’s Tracts S1/2 SW1/4, Section 7-T102N-R49W.**

Petitioner: Timothy R. Tiaht

Property Owner: same

Location: Northeast corner of the Crooks/Renner exit of Interstate 29

Staff Report: Kevin Hoekman

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



**ITEM 5. REZONING #15-02 to rezone from the A-1 Agricultural District to the I-1 Light Industrial District in Tract 1 Soles Addition SE1/4 SE1/4, Section 22-T102N-R48W.**

Petitioner: Ben Soles

Property Owner: Corson Properties, LLC

Location: 25985 482nd Ave. approximately 0.5 mile north of Brandon

Staff Report: David Heinold

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

**ITEM 6. CONDITIONAL USE PERMIT #15-03 to allow a single family dwelling on the NE1/4 NE1/4 (Ex. H-1 & Co. Aud. Lots H-2,H-3, & Ex. Tr. 1 Gunderson Farms), Section 27-T103N-R50W.**

Petitioner: Scott Swanson (Gunderson Farms, Inc.)

Property Owner: Albert Gunderson, etal

Location: Approximately 2.5 miles north of Crooks

Staff Report: Kevin Hoekman

This would allow a single family dwelling near the southwest corner of 254th St. and 470th Ave.

**ITEM 7. CONDITIONAL USE PERMIT #15-04 to transfer one building eligibility from SW1/4 NE1/4 to the proposed Tract 4 Hanson's Addition, NE1/4 NE1/4, Section 6-T102N-R50W.**

Petitioner: Ronald Johnson

Property Owner: same

Location: Approximately 3 miles west of Crooks

Staff Report: David Heinold

This would allow the transfer of one building eligibility.

**ITEM 8. CONDITIONAL USE PERMIT #15-05 to exceed 1,200 square feet of total accessory building area – requesting 3,024 sq. ft. on the property legally described as Lot A (Ex. Lot H2) Rysavy's Sub. Tract 4, N1/2, Section 21-T101N-R48W.**

Petitioner: Todd Headrick

Property Owner: same

Location: 26537 481st Ave. Approximately 3 miles east of Sioux Falls

Staff Report: Scott Anderson

This would allow 3,024 square feet of total accessory building area.



**ITEM 9. PRELIMINARY SUBDIVISION PLAN #15-01**

Petitioner: Jim Cordell

Property Owner: Norbert Limmer

Location: Approximately 2.5 miles west of Crooks on 257th St.

Staff Report: Scott Anderson

The plan would allow the subdivision of approximately 159.848 acres into five (5) separate tracts.

**ITEM 10. CONDITIONAL USE PERMIT #15-06 to allow a Dog Hunting and Obedience Facility on the property legally described as Tract 1, H & G Addition, NE1/4 NE1/4, Section 23-T103N-R52W.**

Petitioner: Jennifer Martinsen

Property Owner: Jenny & Tate Martinsen

Location: 25319 459th Ave. Approximately 5 miles northeast of Humboldt

Staff Report: Kevin Hoekman

This would allow a Dog Hunting and Obedience Facility.

**ITEM 11. CONDITIONAL USE PERMIT #15-07 to transfer one building eligibility from the SE1/4 NW1/4 to the NW1/4 NW1/4, Section 22-T103N-R49W.**

Petitioner: Jeffrey John & Scott Koopman

Property Owner: same

Location: 25322 475th Ave. Approximately 3.5 miles southeast of Baltic

Staff Report: Kevin Hoekman

This would allow the transfer of one building eligibility.

**ITEM 12. CONDITIONAL USE PERMIT #15-08 to transfer three building eligibilities from the W1/2 NE1/4 (Ex. S155' E310' S1/2 NW1/4 NE1/4 and Ex. 310' N665' N1/2 SW1/4 NE1/4) to the SE1/4 NE1/4, Section 7-T104N-R49W.**

Petitioner: Greg Hansen

Property Owner: same

Location: 24549 473rd Ave. Approximately 1 mile west of Dell Rapids

Staff Report: David Heinold

This would allow the transfer of three building eligibilities.



**ITEM 13. CONDITIONAL USE PERMIT #15-09 to allow a single family dwelling on Tract 1 Nelson's Addition, W1/2 NE1/4, Section 30-T103N-R47W.**

Petitioner: Debra Nelson

Property Owner: same

Location: Approximately 0.5 mile southwest of Garretson

Staff Report: David Heinold

This would allow a single family dwelling on Tract 1 Nelson's Addition, W1/2 NE1/4, Section 30-T103N-R47W.

**REGULAR AGENDA**

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- A) Staff Presentation                      C) Public Comments                      E) Public Testimony Closed  
B) Applicant Presentation                D) Applicant Response                      F) Commission Discussion

**Old Business**

- A. Announcement of Planning Commission vacancy

**New Business**

- A. Envision 2035 Task Force Meeting (January 29, 3:30-4:30 pm)

**County Commission Items**

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