



Minnehaha County Planning Commission

Agenda February 23, 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 – January 26, 2015.

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 – January 26, 2015.

ITEM 2. CONDITIONAL USE PERMIT #15-13 to exceed 1,200 square feet of total accessory building area – requesting 1,920 sq. ft. on the property legally described as Lot 25, Country Gables Estates 2nd Addition, Section 5-T101N-R48W.

Petitioner: Mike Davelaar

Property Owner: same

Location: 8620 E. Sunset Cir. Approximately 1.5 miles west of Brandon

Staff Report: Scott Anderson

This would allow 1,920 square feet of total accessory building area.

ITEM 3. CONDITIONAL USE PERMIT #15-14 to exceed 1,200 square feet of total accessory building area – requesting 4,220 sq. ft. on the property legally described as S274' Tract 1, S1/2 SW1/4 SW1/4, Section 36-T104N-R51W.

Petitioner: Gloria Christiansen

Property Owner: same

Location: 46524 250th St. Approximately 1.5 miles southeast of Colton

Staff Report: Kevin Hoekman

This would allow 4,220 square feet of total accessory building area.

ITEM 4. CONDITIONAL USE PERMIT #15-15 to allow Daycare Center on the property legally described as Tract 1 West Nidaros Lutheran Church Addition NE1/4 NE1/4, Section 26-T103N-R50W.

Petitioner: Karla Johnson, EmBe

Property Owner: West Nidaros Lutheran Church

Location: 25405 471st Ave. Approximately 2.5 miles north of Crooks

Staff Report: Kevin Hoekman

This would allow a daycare center.



ITEM 5. 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.

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

New Business

- A. Envision 2035 Comprehensive Plan Update

County Commission Items

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