



Minnehaha County & Sioux Falls Joint Planning Commission

Agenda February 23, 2015

County Planning Commission

Wayne Steinhauer, Chair
Mike Cypher, Vice-Chair
Becky Randall
(vacant)
Bonnie Duffy
Bill Even
Jeff Barth

City Planning Commission

Andi Anderson
Sean Ervin
Denny Pierson
Jessie Schmidt
Ken Dunlap
Larry Luetke
Nicholas Sershen
Steve Gaspar
Kurt Johnson

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 #15-12 to allow a Contractor's Shop.

Petitioner: Turbes Plumbing and Heating, Inc.
Property Owner: BAAAD, LLC
Location: 26035 478th Ave. Approximately 0.5 mile northeast of Sioux Falls
Staff Report: David Heinold

This would allow a Contractor's Shop.

ITEM 3. REZONING #15-03 to rezone from the A-1 Agricultural District to the I-1 Light Industrial District in Parcel A of Lot 1 Central States Exchange Addition to the Town of Ellis, Section 10-T101N-R50W.

Petitioner: Zacharias Construction, Inc.
Property Owner: Jeff & Brenda Zacharias
Location: 1310 N. Ellis Rd. Approximately 1.5 mile west of Sioux Falls
Staff Report: David Heinold

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



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 on the regular agenda.

Old Business

New Business

- A. Envision 2035 Comprehensive Plan Update

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.