



Minnehaha County Planning Commission

Agenda March 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 – February 23, 2015.

ITEM 2. VARIANCE #15-02 to reduce the front yard setback on the properties legally described as Lots 3A and 4A, Block 2 of Berry's Subdivision in the NE1/4, NE1/4, Section 16-T102N-R49W.

Petitioner: Ron Jensen

Property Owner: James Kreitel

Location: 47489 258th St.

Approximately 3 miles north of Sioux Falls

Staff Report: David Heinold

To reduce the front yard setback.

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 – February 23, 2015.

ITEM 2. CONDITIONAL USE PERMIT #15-17 to expand mini-storage units on the property legally described as Tract 3A, France’s Tracts, S1/2 SW1/4, Section 7-T102N-R49W.

Petitioner: Timothy Tiaht

Property Owner: same

Location: 25788 472nd Ave. Approximately 2 miles north of Sioux Falls

Staff Report: Kevin Hoekman

This would allow mini-storage units.

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

ITEM 3. CONDITIONAL USE PERMIT #15-16 to amend Conditional Use Permit #11-15 to allow a 1050 ton Fertilizer Plant on the property legally described as Lot 2, Boer’s Addition, E1/2, Section 18-T103N-R50W.

Petitioner: Fremar, LLC (Steven Domm, G.M.)

Property Owner: same

Location: 25263 467th Ave. West of unincorporated area of Lyons

Staff Report: Scott Anderson

This would allow a 1050 ton Fertilizer Plant as an amendment to CUP #11-15.

ITEM 4. CONDITIONAL USE PERMIT #15-19 to expand existing dairy operation from 3,500 to 5,160 animal units.

Petitioner: Lynn Boadwine (Boadwine Farms, Inc.)

Property Owner: same

Location: 46945 251st St. Approximately 5 miles west of Baltic

Staff Report: Kevin Hoekman

This would allow an expansion of an existing dairy operation from 3,500 to 5,160 animal units.



Old Business

New Business

A. Envision 2035 Comprehensive Plan Update

County Commission Items

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