



Minnehaha County Planning Commission

Agenda June 22, 2015

County Planning Commission

Wayne Steinhauer, Chair
Mike Cypher, Vice-Chair
Becky Randall
Doug Ode
Bonnie Duffy
Bill Even
Jeff Barth

Planning Staff

Scott Anderson
David Heinold
Kevin Hoekman

Office of the State's Attorney

Sara Show

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 – May 18, 2015.

ITEM 2. CONDITIONAL USE PERMIT #15-38 to exceed 1,200 square feet of total accessory building area – requesting 1,500 sq. ft. on the property legally described as Lot 1A, Block 4A, Sorum's Subdivision, Part of the NE1/4, SE1/4 and SE1/4, NE1/4, Section 9-T102N-R49W.

Petitioner: Lane Hawkins

Property Owner: same

Location: 25751 Edgeview Ct. Approximately 2.5 miles north of Sioux Falls

Staff Report: David Heinold

This would allow 1,500 square feet of total accessory building area.

ITEM 3. CONDITIONAL USE PERMIT #15-39 to allow a Class 1 Major Home Occupation, Flag Marker Assembly on the property legally described as SW1/4 SE1/4 (Ex. H-1), Section 36-T104N-R49W.

Petitioner: Paul Carrette

Property Owner: same

Location: 47742 250th St. Approximately 3.5 miles east of Baltic

Staff Report: David Heinold

This would allow a Class 1 Major Home Occupation, Flag Marker Assembly.



ITEM 4. AGRICULTURAL TOURISM PERMIT #15-01 to amend Conditional Use Permit #08-41 on the property legally described as Whealy Tract 1 (Ex. H-1), S1/2 SW1/4, Section 24-T103N-R48W.

Petitioner: Sue Greenlee

Property Owner: same

Location: 48332 254th St. Approximately 2 mile west of Garretson

Staff Report: Kevin Hoekman

This would allow an amendment to Conditional Use Permit #08-41.

ITEM 5. CONDITIONAL USE PERMIT #15-41 to allow the Transfer of Building Eligibility from the N1/2 N1/2 (Ex. N60' S243.8', W90' E247' & Ex. Lot 1 Substation Addn.) to Tract 1 D&J Ranch Addition, N1/2, Section 32-T102N-R47W.

Petitioner: D&J Ranch Properties, LLC (Jeraldine Johnson)

Property Owner: same

Location: 26117 486th Ave. Approximately 1 mile northwest of Valley Springs

Staff Report: Scott Anderson

This would allow the transfer of building eligibility.

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 6. CONDITIONAL USE PERMIT #15-35 to amend Conditional Use Permit #11-36 to Exceed Accessory Building Area – requesting 2,520 square feet on the property legally described as S165' E231' NE1/4, Section 30-T103N-R49W.

Petitioner: Robert Wilkison

Property Owner: same

Location: 25449 473rd Ave. Approximately 3 miles northeast of Crooks

Staff Report: David Heinold

This would amend CUP #11-36 to allow 2,520 square feet of total accessory building area.



ITEM 7. CONDITIONAL USE PERMIT #15-37 to allow a Class C Beef Cattle CAFO on the property legally described SE1/4 (Ex. N996.35' S2213.44' E534.46'), Section 31-T102N-R51W.

Petitioner: Bryan Albers

Property Owner: same

Location: Approximately 2.5 miles southwest of Hartford

Staff Report: Kevin Hoekman

This would allow a Class C Beef Cattle CAFO (749 Animal Units).

Old Business

None.

New Business

None.

County Commission Items

None.

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.