



Minnehaha County Planning Commission

Agenda July 27, 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 – June 22, 2015.

ITEM 2. CONDITIONAL USE PERMIT #15-42 to allow a Manufactured Home on the property legally described as S280' E271' S1/2 NE1/4, Section 1-T102N-R50W.

Petitioner: Ronald & Linda Smart

Property Owner: same

Location: 25649 472nd Ave. Approximately 1.5 miles east of Crooks

Staff Report: Kevin Hoekman

This would allow a manufactured home.

ITEM 3. CONDITIONAL USE PERMIT #15-43 to amend CUP #13-33 – requesting 3,738 sq. ft. on the property legally described as Lots A, B, & C in Risty's Tract 4 E1/2 SW1/4 & SE1/4, Section 15-T102N-R48W.

Petitioner: Kevin Buehner

Property Owner: same

Location: 48160 259th St. Approximately 1 mile north of Brandon

Staff Report: David Heinold

This would amend CUP #13-33 to allow 3,738 sq. ft. of total accessory building area.



ITEM 4. CONDITIONAL USE PERMIT #15-44 to amend CUP #10-62 – requesting 6,156 sq. ft. on the property legally described as Lot D in Risty’s Tract 4 E1/2 SW1/4 & SE1/4, Section 15-T102N-R48W.

Petitioner: Kevin Buehner

Property Owner: same

Location: 48164 259th St. Approximately 1 mile north of Brandon

Staff Report: David Heinold

This would amend CUP #10-62 to allow 6,156 sq. ft. of total accessory building area.

ITEM 5. CONDITIONAL USE PERMIT #15-45 to Transfer One Building Eligibility from Krier’s Addition, SW1/4 & CNW RR ROW Lying Within SW1/4 to the proposed Tract 2 Siemonsma’s Addition, Section 5-T102N-R52W.

Petitioner: Vincent Siemonsma

Property Owner: same

Location: Approximately 2 miles northwest of Humboldt

Staff Report: Scott Anderson

This would allow the transfer of building eligibility.

ITEM 6. CONDITIONAL USE PERMIT #15-47 to exceed 1,200 square feet of total accessory building area – requesting 1,920 sq. ft. on the property legally described as Tract 4, Hanisch Addition, NW1/4, Section 33-T102N-R51W.

Petitioner: Mike Ideker

Property Owner: same

Location: 26134 462nd Ave. Approximately 1 mile southwest of Hartford

Staff Report: David Heinold

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

ITEM 7. CONDITIONAL USE PERMIT #15-48 to allow a Class 2 Major Home Occupation, Agricultural Repair Shop, on the property legally described as N1/2 NW1/4 (Ex. 6.10A and Ex. H-1), Section 15-T103N-R49W.

Petitioner: Rob Siemonsma

Property Owner: same

Location: 25224 475th Ave. Approximately 2 miles southeast of Baltic

Staff Report: Kevin Hoekman

This would allow a Class 2 Major Home Occupation, Agricultural Repair Shop.



ITEM 8. CONDITIONAL USE PERMIT #15-49 to exceed 1,200 square feet of total accessory building area – requesting 4,296 sq. ft. on the property legally described as Freiberg Tract 1 (Ex. N669.95), SE1/4 SW1/4, Section 28-T101N-R51W.

Petitioner: Michael Watt

Property Owner: same

Location: 46238 267th St. Approximately 6 miles west of Sioux Falls

Staff Report: Scott Anderson

This would allow 4,296 square feet of total accessory building area.

ITEM 9. REZONING #15-05 to rezone the property legally described as Tract 3 (Ex. H-1), Krell's Addition, SE1/4 SE1/4, Section 36-T101N-R51W from the A-1 Agricultural District to the C Commercial District.

Petitioner: Amanda and Josh Nelson

Property Owner: Roberta Wagner and Stephanie Kriens

Location: Approximately 3 miles west of Sioux Falls

Staff Report: Kevin Hoekman

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

ITEM 10. CONDITIONAL USE PERMIT #15-50 to amend CUP #91-2 to allow a 27'x68' Mobile Home on the property legally described as Tract 1 Reiner's Addn., W1/2 SE1/4, Section 13-T102N-R51W.

Petitioner: Joyce Reiners

Property Owner: same

Location: 25868 Skunk Creek Ave. Approximately 1.5 miles northeast of
Hartford

Staff Report: David Heinold

This would amend CUP #91-2 to allow a 27'x68' mobile home.



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 11. 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.