



# Minnehaha County Planning Commission

## Agenda August 24, 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 – July 27, 2015.**

**ITEM 2. CONDITIONAL USE PERMIT #15-51 to exceed 1,200 square feet of total accessory building area -requesting 5,776 sq. ft. on the property legally described as Tract 3, Jacob's Second Addn., NE1/4, Section 25-T101N-R51W.**

Petitioner: Jason and Lynette Zanderson

Property Owner: same

Location: 46551 266th St.      Approximately 3.5 miles west of Sioux Falls

Staff Report: David Heinold

This would allow 5,776 square feet of total accessory building area.

**ITEM 3. CONDITIONAL USE PERMIT #15-52 to exceed 1,200 square feet of total accessory building area – requesting 3,075 sq. ft. on the property legally described as N479.31 S752.31 W420 & E35 W420 S255, E1/2 E1/2 SW1/4, Section 1-T102N-R50W.**

Petitioner: Jay Lewis

Property Owner: same

Location: 47146 257th St.      Approximately 1 mile east of Crooks

Staff Report: Scott Anderson

This would allow 3,075 square feet of total accessory building area.



**ITEM 4. CONDITIONAL USE PERMIT #15-53 to exceed 1,200 square feet of total accessory building area – requesting 3,200 sq. ft. on the property legally described as Struck’s Second Addition, Tract 1, SE1/4 NE 1/4, Section 23-T103N-R52W.**

Petitioner: Daniel Jensen

Property Owner: same

Location: 25335 459th Ave.      Approximately 5 miles north of Humboldt

Staff Report: Kevin Hoekman

This would allow 3,200 square feet of total accessory building area.

**ITEM 5. CONDITIONAL USE PERMIT #15-54 to allow a Single Family Dwelling on the property legally described as NW1/4 (Ex. Tr. 1 O’Briens Trs.), Section 5-T104N-R49W.**

Petitioner: Tom Schwebach

Property Owner: Robert and Peggy Rose O’Brien

Location: 24442 473rd Ave.      Approximately 1 mile northwest of Dell Rapids

Staff Report: Kevin Hoekman

This would allow a single family dwelling.

**ITEM 6. CONDITIONAL USE PERMIT #15-56 to exceed 1,200 square feet of total accessory building area – requesting 6,525.5 sq. ft. on the property legally described as Tract A, Shatter’s Addn., E1/2 SW1/4, Section 28-T102N-R50W.**

Petitioner: Jeremy Schelhaas

Property Owner: same

Location: 46846 W. Hwy. 38      Approximately 2 miles west of Sioux Falls

Staff Report: David Heinold

This would allow 6,525.5 square feet of total accessory building area.

**ITEM 7. CONDITIONAL USE PERMIT #15-57 to exceed 1,200 square feet of total accessory building area – requesting 2,400 sq. ft. on the property legally described as Friessen, Tract 4 (Ex. H-2), S1/2 SW1/4, Section 19-T101N-R50W.**

Petitioner: Morton Buildings

Property Owner: John or Cheryl Daugaard

Location: 26580 466th Ave.      Approximately 2.5 miles west of Sioux Falls

Staff Report: Scott Anderson

This would allow 2,400 square feet of total accessory building area.



## **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 8. CONDITIONAL USE PERMIT #15-55 to allow a Communications Tower on the property legally described as Northwestern Bell, Tract 1, NE1/4, Section 17-T102N-R48W.**

Petitioner: Jimmy Cooper

Property Owner: Tom Brown

Location: 25827 480th Ave. Approximately 2 miles northwest of Brandon

Staff Report: Kevin Hoekman

This would allow a communications tower.

### **ITEM 9. REZONING #15-06 to rezone Tract 1 Priebe's Addition, S1/2 NE1/4, Section 7-T102N-R49W from the A-1 Agricultural District to the PD Planned Development District.**

Petitioner: Tim and Pam Homan

Property Owner: same

Location: Approximately 3 miles north of Sioux Falls

Staff Report: Scott Anderson

This would rezone from the A-1 Agricultural District to the PD Planned Development District.

### **ITEM 10. TEXT AMENDMENT #15-01 to amend Section 12.13 (B) Agricultural Tourism, Permitted Uses of the 1990 Revised Zoning District for Minnehaha County.**

Petitioner: Lee Anderson & Janelle Johnson

Staff Report: David Heinold

This would amend Section 12.13 (B) Agricultural Tourism, Permitted Uses of the 1990 Revised Zoning Ordinance for Minnehaha County.

### **Old Business**

None.

### **New Business**

A. Staff Announcement: Western Central Chapter Rural Innovation Award

### **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.