



# Minnehaha County Planning Commission

## Agenda September 28, 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 – August 24, 2015.**

**ITEM 2. CONDITIONAL USE PERMIT #15-58 to allow a Class 1 Major Home Occupation, Stain Shop on the property legally described as Lot 1 Langdon's 5th Subd., Section 34-T103N-R49W.**

Petitioner: Steven Landgren

Property Owner: same

Location: 47535 255th St.                      Approximately 5 miles north of Sioux Falls

Staff Report: David Heinold

This would allow a Class 1 Major Home Occupation, Stain Shop.

**ITEM 3. CONDITIONAL USE PERMIT #15-59 to exceed 1,200 square feet of total accessory building area – requesting 4,140 sq. ft. on the property legally described as Tract 1A Story Addition SE1/4 SW1/4, Section 28-T101N-R51W.**

Petitioner: Cory Stoffers

Property Owner: same

Location: 46234 267th St.                      Approximately 6.5 miles west of Sioux Falls

Staff Report: Kevin Hoekman

This would allow 4,140 sq. ft. of total accessory building area.



**ITEM 4. CONDITIONAL USE PERMIT #15-60 to transfer one building eligibility from the SW1/4 NW1/4, Section 29-T101N-R50W to the N1/2 (Ex. E1/2 SE1/4 SE1/4 NE1/4 NE1/4 & Ex. Murschel's Addn. & Ex. N1074.43 E607.43 & Ex. H-2), Section 30-T101N-R50W.**

Petitioner: Andrew Harr  
Property Owner: Dennis Murschel  
Location: Approximately 1.5 miles west of Sioux Falls  
Staff Report: Scott Anderson

This would transfer one building eligibility.

**ITEM 5. CONDITIONAL USE PERMIT #15-61 to allow a Event Facility on the property legally described as Tract 3 (Ex. H-1) Krell's Addn., SE1/4 SE1/4, Section 36-T101N-R51W.**

Petitioner: Josh and Amanda Nelson  
Property Owner: Bobbie Wagner and Stephanie Kriens  
Location: Approximately 3 miles west of Sioux Falls  
Staff Report: Kevin Hoekman

This would allow an event facility.

**ITEM 6. CONDITIONAL USE PERMIT #15-62 to exceed 1,200 square feet of total accessory building area – requesting 2,400 sq. ft. on the property legally described as Tract 4 Peterson's Addn., NE1/4 & NE1/4 SE1/4, Section 26-T103N-R48W.**

Petitioner: Sam and Michelle Schimelpfenig  
Property Owner: same  
Location: 25465 477th Ave.                      Approximately 5 miles southeast of Baltic  
Staff Report: David Heinold

This would allow 2,400 sq. ft. 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 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).

### **ITEM 8. TEXT AMENDMENT #15-01 to amend Section 12.13 (B) Agricultural Tourism, Permitted Uses and Section 26.02 Definitions 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 and Section 26.02 Definitions of the 1990 Revised Zoning Ordinance for Minnehaha County.

### **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.