



# Minnehaha County Planning Commission

## Agenda October 26, 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** – September 28, 2015.

**ITEM 2. CONDITIONAL USE PERMIT #15-64 to transfer one building eligibility from Tract 7, SW1/4 SE1/4 & S1/2 SW1/4, Section 1-T102N-R48W, Hokenstad's Addition Pt. Secs. 1 & 12-T102N-R48W to the NE1/4 NE1/4 (Ex. N548' E620.26' & Ex. H-1) & N20 Rds., SE1/4 NE1/4 (Ex. H-1), Section 12-T102N-R48W.**

Petitioner: Mike Hokenstad  
Property Owner: Gary Hokenstad  
Location: Approximately 3 miles southwest of Garretson  
Staff Report: Scott Anderson

This would transfer one building eligibility.

**ITEM 3. AGRICULTURAL TOURISM PERMIT #15-02 to allow a Farm Experience Operation and to exceed 1,200 square feet of total accessory building area – requesting 2,100 sq. ft. on the property legally described as Tract 5 Schaap & Wehde Tracts, SW1/4, Section 18-T103N-R49W.**

Petitioner: Lora Roberts  
Property Owner: Lora Bertelsen  
Location: 47216 253rd St.                      Approximately 2.5 miles southwest of Baltic  
Staff Report: David Heinold

This would allow a Farm Experience Operation, petting zoo & other activities and allow 2,100 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 4. 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.

### **Old Business**

- A. Update on Rezoning #15-04  
B. Update on Conditional Use Permit #15-61

### **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.