



Minnehaha County Planning Commission

all

Agenda November 23, 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

ZONING BOARD OF ADJUSTMENT

The Planning Commission will convene as the Zoning Board of Adjustment to consider Items 1 & 2. 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 1. Approval of Minutes – March 23, 2015.

ITEM 2. VARIANCE #15-04 to reduce the front yard setback from 50 feet to 9 feet on the property legally described as Tract 1 & 2, Co. Aud. Sub., NW1/4, Section 10-T101N-R48W.

Petitioner: Lanny Auringer

Property Owner: Badlands Motor Speedway, LLC

Location: 2012 S. Splitrock Blvd. Approximately 0.5 mile south of Brandon

Staff Report: Scott Anderson

This would reduce the front yard setback from 50 feet to 9 feet.

Old Business

None.

New Business

None.

Adjourn

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.



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 – October 26, 2015.

ITEM 2. 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.

ITEM 3. 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 4. CONDITIONAL USE PERMIT #15-65 to exceed 1,200 square feet of total accessory building area – requesting 4,158 sq. ft. on the property legally described as Tract 4 Peterson's Addition NE1/4 & NE 1/4 SE1/4, Section 26-T103N-R49N.

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 4,158 sq. ft. of total accessory building area.



ITEM 5. CONDITIONAL USE PERMIT #15-67 to exceed 1,200 square feet of total accessory building area – requesting 2,520 sq. ft. on the property legally described as Tract C Fiegen’s Addn., S1/2 SE1/4, Section 8-T103N-R48W.

Petitioner: Ellison M. Murray-Cutrer

Property Owner: same

Location: 47969 252nd St. Approximately 2.5 miles west of Garretson

Staff Report: David Heinold

This would allow 2,520 sq. ft. of total accessory building area.

ITEM 6. CONDITIONAL USE PERMIT #15-68 to transfer two building eligibilities.

Petitioner: Irene Warner

Property Owner: same

Location: 47360 Meadowland St. Approximately 4.5 miles south of Baltic

Staff Report: Kevin Hoekman

This would allow the transfer of two building eligibilities.

ITEM 7. CONDITIONAL USE PERMIT #15-69 to allow Light Manufacturing – Sheet Metal Shop on the property legally described as Lot 3, Block 2, Green Valley Addition, NE 1/4, Section 12-T102N-R50W.

Petitioner: Jon Burri

Property Owner: same

Location: 47170 Dominic St. Approximately 2 miles north of Sioux Falls

Staff Report: David Heinold

This would allow Light Manufacturing, Sheet Metal Shop.

ITEM 8. CONDITIONAL USE PERMIT #15-70 to exceed 1,200 square feet of total accessory building area – requesting 2,863 sq. ft. on the property legally described as N428’ E902’ NE1/4 NW1/4 & N429’ W264’ NW1/4 NE1/4 (Ex H-1), Section 22-T101N-R52W.

Petitioner: Neal Rabern

Property Owner: same

Location: 45753 265th St. Approximately 7 miles south of Humboldt

Staff Report: David Heinold

This would allow 2,863 sq. ft. of total accessory building area.



ITEM 9. CONDITIONAL USE PERMIT #15-71 to transfer one building eligibility from the N1/2 SE1/4 to the SW1/4, Section 15-T103N-R49W.

Petitioner: Ryan Sittig
Property Owner: Robert Waagmeester
Location: Approximately 2.5 miles southeast of Baltic
Staff Report: Scott Anderson

This would allow the transfer of one building eligibility.

ITEM 10. CONDITIONAL USE PERMIT #15-72 to exceed 1,200 square feet of total accessory building area – requesting 3,204 sq. ft. on the property legally described as Lot A, Tract 2 Gaddis Addition, Section 18-T101N-R50W.

Petitioner: Kevin Leisinger
Property Owner: same
Location: 26447 467th Ave. Approximately 1.5 miles west of Sioux Falls
Staff Report: Kevin Hoekman

This would allow 3,204 sq. ft. of total accessory building area.

ITEM 11. CONDITIONAL USE PERMIT #15-73 to exceed 1,200 square feet of total accessory building area – requesting 4,000 sq. ft. on the property legally described as Tract 3 Sherry Acres Addition, SE1/4 NE1/4, Section 12-T101N-R51W.

Petitioner: Jarrod Smart
Property Owner: Todd Olson
Location: Approximately 5 miles west of Sioux Falls
Staff Report: Kevin Hoekman

This would allow 4,000 sq. ft. of total accessory building area.

REGULAR AGENDA

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- | | | |
|---------------------------|-----------------------|----------------------------|
| A) Staff Presentation | C) Public Comments | E) Public Testimony Closed |
| B) Applicant Presentation | D) Applicant Response | F) Commission Discussion |

There are no items on the regular agenda.

Old Business

None.

New Business

None.



County Commission Items

None.

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