



Minnehaha County Planning Commission

Agenda February 22, 2016

County Planning Commission

Mike Cypher, Chair
Bonnie Duffy, Vice Chair
Becky Randall
Doug Ode
Bill Even
Paul Kostboth
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 – January 25, 2016.

ITEM 2. REZONING #16-01 to rezone Dawson's Tract 2, SE1/4, Section 12-T102N-R50W from the A-1 Agricultural District to the C Commercial District.

Petitioner: Timothy R. Tiaht

Property Owner: same

Location: 25773 472nd Ave. Approximately 2 miles north of Sioux Falls

Staff Report: Scott Anderson

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

ITEM 3. CONDITIONAL USE PERMIT #16-04 to amend condition #5 of CUP #08-78 for Rock, Sand, & Gravel Extraction to allow single unit trucks legally crossing over the posted limit of the bridge north of the pit exit to travel south on 467th Ave. to State Highway 42.

Petitioner: Friessen Construction, Inc. (Cynthia Friessen-Monnin, President)

Property Owner: same

Location: Approximately 2 miles west of Sioux Falls

Staff Report: David Heinold

This would amend condition #5 of CUP #08-78 for Rock, Sand, & Gravel Extraction to allow single unit trucks legally crossing over the posted limit of the bridge north of the pit exit to travel south on 467th Ave. to State Highway 42.



ITEM 4. CONDITIONAL USE PERMIT #16-05 to allow establishment of a public utility metering/pumping facility for the Lewis & Clark Regional Water System for the purpose of transmitting treated drinking water on the property legally described as NW1/4 NW1/4 (Ex. N535.2' E932.74'), Section 10-T102N-R50W.

Petitioner: Lewis & Clark Regional Water System
Property Owner: Bernice M. Nelson
Location: Southeast corner of 257th St. & 469th Ave. Intersection
Approximately 1 mile west of Crooks
Staff Report: Scott Anderson

This would allow establishment of a public utility metering/pumping facility for the Lewis & Clark Regional Water System for the purpose of transmitting treated drinking water.

ITEM 5. CONDITIONAL USE PERMIT #16-06 to exceed 1,200 square feet of total accessory building area – requesting 4,000 sq. ft. on the property legally described as Tract 4 Bickett's Addition, NE1/4, Section 35-T101N-R51W.

Petitioner: Kyle Phillips
Property Owner: same
Location: 26751 465th Ave. Approximately 4 miles west of Sioux Falls
Staff Report: Kevin Hoekman

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

ITEM 6. CONDITIONAL USE PERMIT #16-07 to allow a Class C Hog CAFO (960 Animal Units) on the property legally described as SE1/4 SE1/4 & N1/2 SE1/4, Section 20-T104N-R48W.

Petitioner: Nick Siemonsma
Property Owner: Kenneth & Marcia Siemonsma
Location: Northwest of 248th St. & 480th Ave. Intersection
Approximately 5 miles southeast of Dell Rapids
Staff Report: Kevin Hoekman

This would allow a Class C Hog CAFO (960 Animal Units).

ITEM 7. CONDITIONAL USE PERMIT #16-08 to transfer one building eligibility from the NE1/4 SW1/4 to the SE1/4 SW1/4; all in Section 12-T102N-R52W.

Petitioner: Lonnie Kramer
Property Owner: same
Location: Approximately 2.5 miles east of Humboldt
Staff Report: David Heinold

This would allow the transfer of one building eligibility.



ITEM 8. CONDITIONAL USE PERMIT #16-09 to make available 3 building eligibilities on the property legally described as N1/2 SE1/4, Section 13-T102N-R52W.

Petitioner: Ruby Kramer Living Trust

Property Owner: same

Location: Approximately 2.5 miles east of Humboldt north of South Dakota Highway 38

Staff Report: Scott Anderson

This would make 3 building eligibilities available.

ITEM 9. REZONING #16-02 to rezone east 464 feet of the property legally described as THAT PORTION SE1/4 LYING SOUTH OF HWY 42 (EX THAT PORTION PLATTED AS ROWENA & EX CLAUSON TR 1 & EX PERRY TR 2 & EX KJERGAARD & EX SMOOK ADDN & EX H-1 & EX FUNKE'S ADDN) 26-101-48 SPLIT ROCK TOWNSHIP from the A-1 Agricultural District to the C Commercial District in Section 26-T101N-R48W.

Petitioner: Jason Klein

Property Owner: same

Location: Southwest corner of South Dakota Highway 42 & 483rd Ave. Intersection
Approximately 3 miles east 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 #16-10 to exceed 1,200 square feet of total accessory building area – requesting 11,524 sq. ft. on the property legally described as Tract 1 Muchow’s Addition (Ex. H-1), Section 33-T102N-R51W.

Petitioner: Corey Goehring

Property Owner: same

Location: 26175 463rd Ave. Approximately 1.5 miles south of Hartford

Staff Report: David Heinold

This would allow 11,524 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
- B) Applicant Presentation
- C) Public Comments
- D) Applicant Response
- E) Public Testimony Closed
- F) Commission Discussion

There are no items on the regular agenda.

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.