



# Minnehaha County Planning Commission

## Agenda March 28, 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.*

### Consent Agenda Items Listed below:

ITEM 1. Approval of Minutes – February 22, 2016.

ITEM 2. 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 3. CONDITIONAL USE PERMIT #16-11 to make available 1 building eligibility on the property legally described as E1080.5' NW1/4, Section 29-T103N-R52W.

Petitioner: Aaron DeCurtins

Property Owner: same

Location: Half mile east of 455th Ave. & 254th St. Intersection  
Approximately 4 miles northwest of Humboldt

Staff Report: Kevin Hoekman

This would make 1 building eligibility available for a single family dwelling.



**ITEM 4. REZONING #16-03 to rezone Tracts 1, 2, & 3 Anson Addition, N1/2 SW1/4, Section 3-T102N-R49W from the A-1 Agricultural District to the Cedar Ridge Planned Development District.**

Petitioner: Eric Willadsen (Willadsen Lund Engineering)  
Property Owner: Brad Wagner  
Location: Quarter Mile north of 475th Ave. & 257th St. Intersection  
Approximately 3.5 miles north of Sioux Falls  
Staff Report: Scott Anderson

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

**ITEM 5. CONDITIONAL USE PERMIT #16-12 to allow Agricultural Equipment Repair and Seed Warehouse on the property legally described as Tract 3 (Ex. Lot A) Letsche’s Addn., SE1/4, Section 17-T101N-R52W.**

Petitioner: Bill Even  
Property Owner: John Haensel  
Location: 26493 456th Ave. Approximately 7 miles south of Humboldt  
Staff Report: David Heinold

This would allow Agricultural Equipment Repair and Seed Warehouse.

**ITEM 6. CONDITIONAL USE PERMIT #16-15 to exceed 1,200 square feet of total accessory building area – requesting 2,400 sq. ft. on the property legally described as Tract 1 Beiningen’s Addition, SE1/4, Section 4-T102N-R48W.**

Petitioner: Kristi Laber  
Property Owner: same  
Location: 25673 481st Ave. Approximately 3.5 miles north of Brandon  
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
- 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.