



## **Minnehaha County & Sioux Falls Joint Planning Commission**

### **Agenda July 25, 2016**

#### **County Planning Commission**

Mike Cypher  
Becky Randall  
Doug Ode  
Bonnie Duffy  
Paul Kostboth  
Bill Even  
Jeff Barth

#### **City Planning Commission**

Andi Anderson  
Sean Ervin  
John Paulson  
Sharon Chontos  
Katherine Fiegen  
Larry Luetke  
Nicholas Sershen  
Steve Gaspar  
Kurt Johnson

#### **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** – May 23 & June 27, 2016

**ITEM 2. CONDITIONAL USE PERMIT #16-39 to allow Retail Sales of Fireworks on the property legally described as Tract 1 Wittelms 2nd Addition, NW1/4, NW1/4, Section 22-T101N-R50W.**

Petitioner: Nalini Jagram-Payer

Property Owner: Rob Langdon

Location: 400 S. Ellis Rd. West Sioux Falls

Staff Report: Kevin Hoekman

This would allow Retail Sales of Fireworks.

**ITEM 3. CONDITIONAL USE PERMIT #16-41 to exceed 1,200 square feet of total accessory building area – requesting 4,320 sq. ft. on the property legally described as N1/2 SW1/4 NW1/4, Section 33-T101N-R48W.**

Petitioner: Gary Harr

Property Owner: same

Location: 3720 S. River Bluff Rd. Approximately 1 mile west of Sioux Falls

Staff Report: Kevin Hoekman

This would allow 4,320 sq. ft. of total accessory building area.



**ITEM 4. CONDITIONAL USE PERMIT #16-45 to allow Storage Units on the property legally described as Lots 2 & 3, Pleasant View Acres, N1/2 SE1/4 & S1/2 NE1/4, Section 19-T101N-R48W.**

Petitioner: Eric Willadsen  
Property Owner: Gary Busselman  
Location: East Sioux Falls  
Staff Report: David Heinold

This would allow Storage Units.

**ITEM 5. CONDITIONAL USE PERMIT #16-48 to allow a Recreation Facility – Country Fair on the property legally described as N1/2 SW1/4 NW1/4, Section 33-T101N-R48W.**

Petitioner: Robyn Harr  
Property Owner: same  
Location: 3720 S. Riverbluff Rd. Approximately 0.25 mile east of Sioux Falls  
Staff Report: Kevin Hoekman

This would allow a Recreation Facility, Country Fair.

**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   |

**There are no items on the regular agenda.**

**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.