



Minnehaha County Planning Commission

Agenda September 26, 2016

County Planning Commission

Mike Cypher, Chair
Bonnie Duffy, Vice Chair
Becky Randall
Doug Ode
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 – August 22, 2016.

ITEM 2. CONDITIONAL USE PERMIT #16-62 to exceed 1,200 square feet of total accessory building area – requesting 1,350 sq. ft. on the property legally described as Lot 4B, Silver Creek Estates Addn., N1/2, NE1/4, Section 9-T102N-R49W.

Petitioner: Stewart Evans
Property Owner: H&B Builders
Location: 47493 Silver Creek Cir. Approximately 4 miles north of Sioux Falls
Staff Report: David Heinold

This would allow 1,350 sq. ft. of total accessory building area.

ITEM 3. CONDITIONAL USE PERMIT #16-64 to allow an Agriculturally Related Operation – Seed Warehouse and Distribution on the property legally described as the N1/2, NE1/4, (Ex. H-1), Section 25-T104N-R49W.

Petitioner: Adam Wolff
Property Owner: David Rave
Location: SW Corner of 248th St. & 478th Ave.
Approximately 3 miles southeast of Dell Rapids
Staff Report: David Heinold

This would allow an Agriculturally Related Operation, Seed Warehouse and Distribution.



ITEM 4. CONDITIONAL USE PERMIT #16-65 to exceed 1,200 square feet of total accessory building area – requesting 3,888 sq. ft. on the property legally described as Tract 3, Boll’s Addition, SE1/4, NE1/4, Section 19-T101N-R51W.

Petitioner: Thomas Ockenga

Property Owner: same

Location: 26541 461st Ave. Approximately 5 miles southwest of Hartford

Staff Report: Scott Anderson

This would allow 3,888 sq. ft. of total accessory building area.

ITEM 5. CONDITIONAL USE PERMIT #16-66 to exceed 1,200 square feet of total accessory building area – requesting 2,160 sq. ft. on the property legally described as Tract 18A, Sorum Heights 2nd Addition, SW1/4, SW1/4, Section 10-T102N-R49W.

Petitioner: Dean Sorum

Property Owner: same

Location: 47510 258th St. Approximately 3 miles north of Sioux Falls

Staff Report: Kevin Hoekman

This would allow 2,160 sq. ft. of total accessory building area.

ITEM 6. CONDITIONAL USE PERMIT #16-68 to exceed 1,200 square feet of total accessory building area – requesting 3,100 sq. ft. on the property legally described as S466.69’ E933.38’, SW1/4, SW1/4, Section 15-T102N-R48W.

Petitioner: Ryan Anderson

Property Owner: same

Location: 48122 259th St. Approximately 1 miles north of Brandon

Staff Report: Scott Anderson

This would allow 3,100 sq. ft. of total accessory building area.

ITEM 7. CONDITIONAL USE PERMIT #16-69 to exceed 1,200 square feet of total accessory building area – requesting 2,580 sq. ft. on the property legally described as Tract 5 O’Kane Addn., NE1/4, Section 19-T102N-R51W.

Petitioner: Donnie Mammenga

Property Owner: same

Location: 46067 259th St. Approximately 3 miles west of Hartford

Staff Report: Scott Anderson

This would allow 2,580 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 C) Public Comments E) Public Testimony Closed
B) Applicant Presentation D) Applicant Response F) Commission Discussion

ITEM 8. CONDITIONAL USE PERMIT #16-49 to allow a Permanent Water Tower Structure on the property legally described as Tract 5, Nelson's Addition, S1/2, Section 26-T102N-R48W.

Petitioner: City of Brandon (Bryan Read)

Property Owner: Randy Nelson

Location: NW Corner of Redwood Blvd. & Chestnut Ave.

Approximately 0.5 mile northeast of Brandon

Staff Report: Scott Anderson

This would allow a Permanent Water Tower Structure.

ITEM 9. CONDITIONAL USE PERMIT #16-67 to allow Farm Equipment and Vehicle Sales & Repair and Outdoor Storage on the property legally described as Lot 6A, Block 1, Green Valley Addition, NE1/4, Section 12-T102N-R50W.

Petitioner: Interstate Sales, LLC (DeWayne Musick)

Property Owner: Austin Dybvig

Location: 25749 Cottonwood Ave. Approximately 3 miles north of Sioux Falls

Staff Report: David Heinold

This would allow Farm Equipment and Vehicle Sales & Repair and Outdoor Storage.

Old Business

None.

New Business

A. Planning and Zoning Ordinance Updates

B. South Dakota Planners Association Annual Conference (Oct. 26-27, Sioux Falls, SD)

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.