



# Minnehaha County Planning Commission

## Agenda November 28, 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

### 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 – October 24, 2016.

ITEM 2. CONDITIONAL USE PERMIT #16-78 to exceed 1,200 square feet of total accessory building area – requesting 8,172 sq. ft. on the property legally described as Tr. 4 (Ex. S25' W27' and Ex. Lot 1, Hofer's Addn. and Ex. H-1) and Tr. 5 (Ex. H-1), N1/2 SE1/4, Section 9-T102N-R49W.

Petitioner: Randy Hofer

Property Owner: same

Location: 47497 Concord Drive Approximately 3 miles north of Sioux Falls

Staff Report: David Heinold

This would allow 8,172 sq. ft. of total accessory building area.

ITEM 3. CONDITIONAL USE PERMIT #16-80 to transfer two (2) building eligibilities from the NW1/4 NW1/4 (EX H-1) and SW1/4 SW1/4 (EX H-1) & W1/2 SE1/4 SW1/4 & N1/2 SW1/4 (EX H-1 & EX SITTIG'S ADDN); all in Section 31-T103N-R48W to the N1/2 NW1/4 (EX H-1 & TR 1 SITTIG'S ADDN); all in Section 6-T102N-R48W.

Petitioner: Rebecca Eggers

Property Owner: same

Location: Approximately 5 miles north of Sioux Falls

Staff Report: Kevin Hoekman

This would transfer two (2) building eligibilities.



**ITEM 4. CONDITIONAL USE PERMIT #16-81 to exceed 1,200 square feet of total accessory building area – requesting 1,500 sq. ft. on the property legally described as Lot 2, Lowe’s 2nd Addition, SW1/4, Section 29-T103N-R47W.**

Petitioner: Kyle Lentsch

Property Owner: same

Location: 25484 485th Ave. Approximately 1 miles south of Garretson

Staff Report: David Heinold

This would allow 1,500 sq. ft. of total accessory building area.

**ITEM 5. CONDITIONAL USE PERMIT #16-82 to exceed 1,200 square feet of total accessory building area – requesting 6,534 sq. ft. on the property legally described as Tract 2 Roozenboom Hollaren Addition, SW1/4 SE1/4, Section 24-T103N-R47W.**

Petitioner: Patrick Brink

Property Owner: same

Location: 47760 254th St. Approximately 5 miles southeast of Baltic

Staff Report: Kevin Hoekman

This would allow 6,534 sq. ft. of total accessory building area.

**ITEM 6. CONDITIONAL USE PERMIT #16-83 to transfer one (1) building eligibility from the Tract 4, Gov’t Lot 2, NE1/4 & S1/2 NE1/4 to the Tract 4, Gov’t Lot 2, NW1/4; all in Section 5-T102N-R49W.**

Petitioner: Robert Vosburg and Carolyn Vosburg

Property Owner: same

Location: 47339 256th St. Approximately 5 miles north of Sioux Falls

Staff Report: David Heinold

This would transfer one (1) building eligibility.

**ITEM 7. CONDITIONAL USE PERMIT #16-84 to exceed 1,200 square feet of total accessory building area – requesting 4,500 sq. ft. on the property legally described as Tract 2A Nussbaum’s Addition, N1/2 SE1/4, Section 31-T103N-R47W.**

Petitioner: Timothy Ockenga

Property Owner: same

Location: 25567 485th Ave. Approximately 2 miles south of Garretson

Staff Report: Kevin Hoekman

This would allow 4,500 sq. ft. of total accessory building area.



**ITEM 8. CONDITIONAL USE PERMIT #16-85 to allow Truck and Trailer Storage & Repair on the property legally described as Lot 2, Block 1, Green Valley Addition, NE1/4, Section 12-T102N-R50W.**

Petitioner: Steve Schreiner

Property Owner: same

Location: 47174 Haylie St. Approximately 2 miles north of Sioux Falls

Staff Report: David Heinold

This would allow Truck and Trailer Storage & Repair.

**ITEM 9. CONDITIONAL USE PERMIT #16-86 to exceed 1,200 square feet of total accessory building area – requesting 4,400 sq. ft. on the property legally described as Tract 1 Rovang’s Addition, NE1/4, Section 21-T102N-R48W.**

Petitioner: William Kreider

Property Owner: same

Location: 25939 481st Ave. Approximately 0.5 miles north of Brandon

Staff Report: Kevin Hoekman

This would allow 4,400 sq. ft. of total accessory building area.

**ITEM 10. CONDITIONAL USE PERMIT #16-87 to allow a Single Family Dwelling on the property legally described as Lot 1 Mandl’s Subdivision, Tract 1 County Auditor Sub., Part E1/2 SW1/4 (Ex. W107’), Section 26-T104N-R51W.**

Petitioner: Wendy Simmermon

Property Owner: same

Location: 46442 249th St. Approximately 0.5 miles south of Colton

Staff Report: David Heinold

This would allow a Single Family Dwelling.

**ITEM 11. CONDITIONAL USE PERMIT #16-88 to transfer one (1) building eligibility from the SW1/4 NE1/4 to the NW1/4 NE1/4; all in Section 12-T101N-R52W.**

Petitioner: Travis Rostyne

Property Owner: same

Location: 45967 263rd St. Approximately 3 miles southwest of Hartford

Staff Report: Scott Anderson

This would transfer one (1) building eligibility.



**ITEM 12. CONDITIONAL USE PERMIT #16-89 to transfer two (2) building eligibilities from the TRACT 5 (EX LOT H1) NE1/4 IVERSONS TRACTS to IVERSON TRACT 2A (EX LOT H1) NE1/4; all in Section 21-T101N-R48W.**

Petitioner: Gary Harr  
Property Owner: Lawrence Strawbridge Land Trust  
Location: Southwest corner of the 481st Ave. & 265th St. Intersection  
Staff Report: Scott Anderson

This would transfer two (2) building eligibilities.

**ITEM 13. CONDITIONAL USE PERMIT #16-90 to exceed 1,200 square feet of total accessory building area – requesting 2,184 sq. ft. on the property legally described as E590.31’ N590.31’ E1/2 NE1/4, Section 12-T103N-R51W.**

Petitioner: Kenneth Amundson  
Property Owner: same  
Location: 46597 251st St. Approximately 3 miles southeast of Colton  
Staff Report: Scott Anderson

This would allow 2,184 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

**ITEM 14. RECALL CONDITIONAL USE PERMIT #14-05 to allow a sanitation business.**

Petitioner: Todd Snyders, R&S Sanitation  
Property Owner: LUFCO, Inc.  
Location: 46314 265<sup>th</sup> St. approximately 5 miles south of Hartford  
Staff Report: David Heinold

This would recall Conditional Use Permit #14-05 to review for failure to meet conditions of approval.

**Old Business**

None.

**New Business**

Presentations: CAFO’s and Aquaculture by Planning Staff Kevin Hoekman & David Heinold.

**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.