



# Minnehaha County Planning Commission

## Agenda May 22, 2017

### County Planning Commission

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

### Planning Staff

Scott Anderson  
David Heinold  
Kevin Hoekman

### Office of the State's Attorney

Judy Zeigler Wehrkamp

### 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** – April 24, 2017.

**ITEM 2. CONDITIONAL USE PERMIT #17-25 to allow a Class 1, Major Home Occupation – Firearms Repair on the property legally described as S290 N1670 E300 NE1/4, Section 19-T101N-R51W, WALL LAKE TOWNSHIP**

Petitioner: Jason Banik

Property Owner: same

Location: 26527 461<sup>st</sup> Ave.                      Approximately 6 miles south of Hartford

Staff Report: Kevin Hoekman

This would allow a Class 1, Major Home Occupation – Firearms Repair.

**ITEM 3. CONDITIONAL USE PERMIT #17-27 to make available three (3) building eligibilities in the SW1/4 NW1/4, Section 19-T104N-R50W.**

Petitioner: Rodney VanDerVliet

Property Owner: same

Location: Approximately 1.5 miles northeast of Colton

Staff Report: David Heinold

This would make available three (3) building eligibilities.



**ITEM 4. CONDITIONAL USE PERMIT #17-28 to exceed 1,200 square feet of total accessory building area – requesting 3,200 sq. ft. on the property legally described as Tract 6, Grimmus Addn., SE1/4 SE1/4, Section 34-T101N-R48W and SW1/4 SW1/4, Section 35-T101N-R48W.**

Petitioner: Calvin VanDyke

Property Owner: same

Location: 48210 268<sup>th</sup> St.                      Approximately 2 miles east of Sioux Falls

Staff Report: Kevin Hoekman

This would allow 3,200 square feet of total accessory building area.

**ITEM 5. CONDITIONAL USE PERMIT #17-29 to allow Single Family Dwelling on the property legally described as NW1/4 NE1/4, Section 32-T103N-R51W.**

Petitioner: Stacy Sandholm

Property Owner: Randy L. White

Location: Approximately 3.5 miles northwest of Hartford

Staff Report: David Heinold

This would allow a Single Family Dwelling.

**ITEM 6. CONDITIONAL USE PERMIT #17-30 to allow a Grass, Leaf, and Tree Branch Drop-Off Site on the property legally described as Lot 3, Swenson Addition, N1/2 NW1/4, Section 15-T102N-R51W.**

Petitioner: City of Hartford (Jeremy Menning, Mayor)

Property Owner:

Location: Approximately 0.25 mile east of 463<sup>rd</sup> Ave. & 258<sup>th</sup> St. Intersection

Staff Report: Scott Anderson

This would allow a Grass, Leaf, and Tree Branch Drop-Off Site.

**ITEM 7. CONDITIONAL USE PERMIT #17-31 to exceed 1,200 square feet of total accessory building area – requesting 7,420 sq. ft. on the property legally described as N510', S1/2 SE1/4, Section 20-T102N-R48W.**

Petitioner: Andrew Woelfel

Property Owner: same

Location: 25975 480<sup>th</sup> Ave.                      Approximately 2 miles northwest of Brandon

Staff Report: Scott Anderson

This would allow 7,420 square feet of total accessory building area.



**ITEM 8. CONDITIONAL USE PERMIT #17-32 to exceed 1,200 square feet of total accessory building area – requesting 1,728 sq. ft. on the property legally described as Tract 15, Sorum Heights Addition, SW1/4 SW1/4, Section 10-T102N-R49W.**

Petitioner: Kevin Brockmueller

Property Owner: same

Location: 25785 Frederick Cir. Approximately 2.5 miles north of Sioux Falls

Staff Report: Scott Anderson

This would allow 1,728 square feet of total accessory building area.

**ITEM 9. CONDITIONAL USE PERMIT #17-33 to exceed 1,200 square feet of total accessory building area – requesting 1,536 sq. ft. on the property legally described as Lot 3, McHardy First Addition, S1/2, Section 7-T101N-R47W.**

Petitioner: Josey Aasheim

Property Owner: same

Location: 26380 McHardy Cir. Approximately 2 miles southeast of Brandon

Staff Report: Scott Anderson

This would allow 1,536 square feet of total accessory building area.

**ITEM 10. CONDITIONAL USE PERMIT #17-34 to transfer one (1) building eligibility from Tract 2 Funke’s Addition, SE1/4 to Tract 3 Funke’s Addn., SE1/4; all in Section 26-T101N-R48W.**

Petitioner: Joseph Funke

Property Owner: Richard Funke

Location: Approximately 3.5 miles east of Sioux Falls

Staff Report: Scott Anderson

This would transfer one (1) building eligibility.

**ITEM 11. CONDITIONAL USE PERMIT #17-35 to exceed 1,200 square feet of total accessory building area – requesting 2,800 sq. ft. on the property legally described as Tract 22 (Ex. H-1) & S170.4 (Ex. H-1), Tract 29, West Acres, SW1/4, Section 17-T101N-R50W.**

Petitioner: Terry Hansum

Property Owner: same

Location: 26482 Landon Ln. Approximately 2 miles west of Sioux Falls

Staff Report: Kevin Hoekman

This would allow 2,800 square feet of total accessory building area.



**ITEM 12. CONDITIONAL USE PERMIT #17-36 to exceed 1,200 square feet of total accessory building area – requesting 2,688 sq. ft. on the property legally described as Tract 3, Johnson’s Addition, N1/2 NW1/4, Section 33-T104N-R49W.**

Petitioner: John Sackmann

Property Owner: same

Location: 24910 474<sup>th</sup> Ave.                      Approximately 0.5 mile north of Baltic

Staff Report: Kevin Hoekman

This would allow 2,688 square feet of total accessory building area.

**ITEM 13. CONDITIONAL USE PERMIT #17-37 to exceed 1,200 square feet of total accessory building area – requesting 3,380 sq. ft. on the property legally described as E 280.83', SE1/4 SE1/4, (EX TR 1 BENSON ADDN & EX LUCAS ADDN), Section 10-T102N-R50W.**

Petitioner: Kevin R. & Robin A. Hempel

Property Owner: same

Location: 25793 470<sup>th</sup> Ave.                      Approximately 0.5 mile south of Crooks

Staff Report: David Heinold

This would allow 3,380 square feet 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 14. CONDITIONAL USE PERMIT #17-18 to exceed 1,200 square feet of total accessory building area – requesting 13,440 sq. ft. on the property legally described as Jerda’s Tract 1, Peterson’s Subd. and Oline’s Tract 1, Peterson’s Subd.; all in Section 34-T103N-R49W.**

Petitioner: Tim and Maren (Skroch) McCleish

Property Owner: same

Location: 25543 475<sup>th</sup> Ave.                      Approximately 4.5 miles north of Sioux Falls

Staff Report: Kevin Hoekman

This would allow 12,240 square feet of total accessory building area.



**ITEM 15. REZONING #17-01 to rezone from the A-1 Agricultural District to the PD Eagle Ridge Planned Development District on the property legally described as N1/2 NW1/4 (Ex. Lot R-1 and Lot H-1), Section 34-T101N-R51W.**

Petitioner: Eric Willadsen (Willadsen Lund Engineering)

Property Owner: Douglas Bacon

Location: Approximately 6 miles west of Sioux Falls

Staff Report: Scott Anderson

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

**ITEM 16. CONDITIONAL USE PERMIT #17-26 to amend CUP #13-43 to allow four (4) bulk propane tanks with a total capacity of 89,600 gallons on the property legally described as TRACT 1 ICRR ADDITION E1/2 26 101 48 SPLIT ROCK TOWNSHIP**

Petitioner: Popke's Car Care by Katie Popkes

Property Owner: Greg Popkes

Location: 48248 Samstone Pl. Approximately 3.5 miles east of Sioux Falls

Staff Report: Kevin Hoekman

This would amend CUP #13-43 to allow four (4) bulk propane tanks with a total capacity of 89,600 gallons.

**Old Business**

A. CAFO Ordinance Update – Kevin

**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.