



Minnehaha County Planning Commission

Agenda July 24, 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 – June 26, 2017.

ITEM 2. CONDITIONAL USE PERMIT #17-44 to exceed 1,200 square feet of total accessory building area – requesting 5,012 sq. ft. on the property legally described as Tract 1, Engebretson Addition, S1/2 SW1/4, Section 18- T103N-R47W.

Petitioner: Eric Nicolai

Property Owner: same

Location: 48426 253rd St. Approximately 0.5 mile west of Garretson

Staff Report: Kevin Hoekman

This would allow 5,012 square feet of total accessory building area.

ITEM 3. CONDITIONAL USE PERMIT #17-45 to transfer one (1) building eligibility from the SE1/4 NW1/4 to the NE1/4 NW1/4; all in Section 4-T102N-R47W

Petitioner: Jason Williamson

Property Owner: same

Location: NW1/4, Section 4-T102N-R47W Approximately 3 miles south of Garretson

Staff Report: David Heinold

This would allow the transfer of one (1) building eligibility.



ITEM 4. CONDITIONAL USE PERMIT #17-46 to exceed 1,200 square feet of total accessory building area – requesting 3,584 sq. ft. on the property legally described as Lot 2, Holbeck Addn., E1/2 NE1/4, Section 34-T103N-R49W.

Petitioner: James Holbeck

Property Owner: same

Location: 25515 Helen Trail Approximately 5 mile north of Sioux Falls

Staff Report: David Heinold

This would allow 3,584 square feet of total accessory building area.

ITEM 5. CONDITIONAL USE PERMIT #17-47 to transfer two (2) building eligibilities from the NW1/4 SW1/4 & SW1/4 SW1/4, S of I-90 (Ex. Hwy. & Ex. Haensel Addn.), Section 6-T102N-R52W to Slocum's Tract 1 & the proposed Tract 1 Wegner Addition, NE1/4, Section 7-T102N-R52W.

Petitioner: Janell Haensel

Property Owner: same

Location: Approximately 1 mile northwest of Humboldt

Staff Report: Kevin Hoekman

This would allow the transfer of two (2) building eligibilities.

ITEM 6. CONDITIONAL USE PERMIT #17-49 to transfer one building eligibility from Tract 9 Grimmus Addn. to Tract 10 Grimmus Addn.; all in SE1/4 SE1/4, Section 34-T101N-R48W and SW1/4 SW1/4, Section 35-T101N-R48W.

Petitioner: Dalton Grimmus

Property Owner: Sandra Grimmus

Location: Approximately 3 miles east of Sioux Falls

Staff Report: David Heinold

This would allow the transfer of one (1) building eligibility.

ITEM 7. CONDITIONAL USE PERMIT #17-50 to exceed 1,200 square feet of total accessory building area – requesting 2,616 sq. ft. on the property legally described as Tract 1A, A.J. Geiger Estates, SE1/4 NE1/4 & NE1/4 SE1/4, Section 23-T103N-R49W.

Petitioner: Tyler Kehn

Property Owner: same

Location: 25345 477th Ave. Approximately 4 miles southeast of Baltic

Staff Report: David Heinold

This would allow 2,616 square feet of total accessory building area.



ITEM 8. CONDITIONAL USE PERMIT #17-41 to exceed 1,200 square feet of total accessory building area – requesting 9,574 sq. ft. on the property legally described as Vintage Village Tract 1, NE1/4 SE1/4 (Ex. W. 175’ N570’, Section 7-T102N-R49W.

Petitioner: Dennis Leitheiser

Property Owner: same

Location: 25764 Packard Ln. Approximately 3 miles north of Sioux Falls

Staff Report: David Heinold

This would allow 9,574 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 9. 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.

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.