



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

**Agenda  
October 23, 2017**

**County Planning Commission**

Mike Cypher  
Becky Randall  
Doug Ode  
Bonnie Duffy  
Paul Kostboth  
Mike Ralston  
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** – August 28, 2017

**ITEM 2. CONDITIONAL USE PERMIT #17-72 to exceed 1,200 square feet of total accessory building area – requesting 1,380 sq. ft. on the property legally described as Tracts 29 & 30, Rollinger’s Skyline, 2<sup>nd</sup> Addition, Section 28-T101N-R48W.**

Petitioner: Brad Archer

Property Owner: same

Location: 2904 S. George St.

Approximately 0.5 mile east of  
Sioux Falls

Staff Report: Scott Anderson

This would allow 1,380 square feet of total accessory building area.

**ITEM 3. CONDITIONAL USE PERMIT #17-74 to exceed 1,200 square feet of total accessory building area – requesting 2,400 sq. ft. on the property legally described as Tract 1, Siemonsma’s Second Addition, NE1/4 NW1/4, Section 30-T102N-R49W.**

Petitioner: Joseph Rauscher

Property Owner: same

Location: 6103 N. Kiwanis Ave..

Approximately 0.25 mile north of  
Sioux Falls

Staff Report: David Heinold

This would allow 2,400 square feet of total accessory building area.



**ITEM 4. CONDITIONAL USE PERMIT #17-80 to exceed 1,200 square feet of total accessory building area – requesting 5,616 sq. ft. on the property legally described as Moans Tract 1, Part NW1/4 (Ex. N 939.15’), Section 19-T102N-R49W.**

Petitioner: Dean M. Wilson

Property Owner: same

Location: 8801 N. Kiwanis Ave..                      Approximately 0.5 mile north of  
Sioux Falls

Staff Report: David Heinold

This would allow 5,616 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 5. CONDITIONAL USE PERMIT #17-71 to transfer three (3) building eligibilities from the SE1/4 NW1/4 & NE1/4 to the E1/2 NE1/4 and transfer one (1) building eligibility from the NE1/4 NW1/4 to the NW1/4 NW1/4; all in Section 25-T102N-R49W.**

Petitioner: Mark Kuca

Property Owner: Douglas A. Klein Family Trust

Location: 47677 Slip Up Creek Rd.                      Approximately 1.5 miles north of  
Sioux Falls

Staff Report: Kevin Hoekman

This would allow the transfer of four (4) building eligibilities.

**ITEM 6. CONDITIONAL USE PERMIT #17-76 to allow Retail Sales of Fireworks on the property legally described as W14 Acres (Ex. H-1 & Ex. Rocky Ridge Addition & Ex. Pt. in City Limits) NE1/4 NW1/4 and N431’ W1/2, NW1/4 (Ex. H-1 & Ex. Wittrock Trs. & Ex. W145’ E345’ N183’ & Ex. Wittelm’s 2nd Addn. & Ez. H-2); all in Section 22-T101N-R50W.**

Petitioner: Andy Jorgensen

Property Owner: Daniel D. Aesoph & Richard Elmen, PTR

Location: 8101 W. 12<sup>th</sup> St.                      West of Sioux Falls

Staff Report: Kevin Hoekman

This would allow Retail Sales of Fireworks.



**ITEM 7. CONDITIONAL USE PERMIT #17-77 to allow Rock, Sand, and Gravel Extraction on the property legally described as NE1/4 (Ex. Tr. 2, Spader's 3<sup>rd</sup> Addition), Section 28-T102N-R49W.**

Petitioner: Great Bear Sand & Gravel

Property Owner: Woods Family Farm Partnership

Location: Northwest corner of East Dike Place & North Cliff Avenue

Staff Report: Scott Anderson

This would allow Rock, Sand, and Gravel Extraction.

**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.