



Agenda
February 26, 2018

County Planning Commission

Bonnie Duffy, Chair
Becky Randall, Vice-Chair
Adam Mohrhauser
Doug Ode
Mike Ralston
Paul Kostboth
Jeff Barth

Planning Staff

Scott Anderson
David Heinold
Kevin Hoekman

Office of the State's Attorney

Judy Zeigler Wehrkamp

ITEM 1. Approval of Minutes – January 22, 2018.

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 Chair 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 2. REZONING #18-02 to rezone from the C Commercial District to the Hoppe PD Planned Development District, property legally described as Tract 1, Severson's Addition, SW1/4, Section 32-T101N-R47W, Valley Springs Township, Minnehaha County, South Dakota.

Petitioner: Don Hoppe

Property Owner: Dawn Grim

Location: NE corner of the intersection of South Dakota State Highway 42 and 268th Street.
Approximately 6 miles east of Sioux Falls

Staff Report: David Heinold

This would rezone from the C Commercial District
to the Hoppe PD Planned Development District.



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 3. CONDITIONAL USE PERMIT #18-07 to transfer one (1) building eligibility from the W1/2 SE1/4 (Ex. Johnson’s Grove Addn. & Ex. High Estates & Ex. SW1/4 SW1/4 (school) & Ex. H-1 & H-2) to the NE1/4 SW1/4 (Ex. N208’ E420’); all in Section 7-T102N-R49W.

Petitioner: Samuel R. Assam
Property Owner: Todd & Linda Dawley U/T/D July 2nd 2012
Location: Approximately 3 miles north of Sioux Falls
Staff Report: Kevin Hoekman

This would transfer one (1) building eligibility.

ITEM 4. CONDITIONAL USE PERMIT #18-08 to allow a Class C, Hog CAFO (960 AU) on the property legally described as S1/2 of SW1/4, of SW1/4, of SW1/4 of the SE1/4 (Ex. H-1) & S66’ E660’, NE1/4, Section 18-T101N-R52W.

Petitioner: Craig Lukes
Property Owner: same
Location: Approximately 0.5 miles west of SD Hwy 42 and 455th Ave. & SD Hwy 19 junction
Staff Report: Kevin Hoekman

This would allow a Class C, Hog CAFO (960 AU).

Old Business

None.

New Business

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.