



# Minnehaha County Planning Commission

## Agenda January 23, 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. Election of Chair & Vice Chair for 2017**

#### **ITEM 2. Approval of Minutes – November 28, 2016.**

#### **ITEM 3. CONDITIONAL USE PERMIT #17-01 to exceed 1,200 square feet of total accessory building area – requesting 2,148 sq. ft. on the property legally described as S125' N250' W350' E383' E441.97' S579.97', SE1/4 NE1/4, Section 23-T103N-R52W.**

Petitioner: David Lenth

Property Owner: same

Location: 25345 459th Ave.      Approximately 5 miles north of Humboldt

Staff Report: David Heinold

This would allow 2,148 square feet of total accessory building area.

#### **ITEM 4. CONDITIONAL USE PERMIT #17-02 to allow a Class C CAFO (950 AU) on the property legally described as W1/2 SW1/4 (Ex. Trs. 2-5 Alderson Addn.) & Tr. 1 Alderson Addn. SW1/4, Section 17-T101N-R1W.**

Petitioner: Brian Alderson

Property Owner: same

Location: 26464 461st Ave.      Approximately 4 miles southwest of Hartford

Staff Report: Kevin Hoekman

This would allow a Class C CAFO, 950 Animal Units.



**ITEM 5. CONDITIONAL USE PERMIT #17-03 to exceed 1,200 square feet of total accessory building area – requesting 4,160 sq. ft. on the property legally described as Lot 1, Tract 2, Hammer’s Subdivision, NE1/4, Section 2-T101N-R52W.**

Petitioner: Dudley Deffenbaugh

Property Owner: same

Location: 26245 459th Ave.      Approximately 4 miles southwest of Hartford

Staff Report: Kevin Hoekman

This would allow 4,160 square feet of total accessory building area.

**ITEM 6. CONDITIONAL USE PERMIT #17-04 to exceed 1,200 square feet of total accessory building area – requesting 2,400 sq. ft. on the property legally described as Tract 4 Johnson’s Addition, N1/2 NW1/4, Section 33-T104N-R49W.**

Petitioner: Cody Sundermann

Property Owner: same

Location: 24926 474th Ave.      Approximately 0.5 mile north of Baltic

Staff Report: David Heinold

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

**ITEM 7. CONDITIONAL USE PERMIT #17-05 to allow Equipment Sales and Service - Used Truck Dealership on the property legally described as Lot 3, Block 2, Brower Addition, SW1/4, Section 27-T102N-R51W.**

Petitioner: Dylan Peterson

Property Owner: Vance Peterson

Location: 26066 Brower Cir.      Approximately 0.5 mile south of Hartford

Staff Report: Kevin Hoekman

This would allow Equipment Sales and Service, Used Truck Dealership.

**ITEM 8. PRELIMINARY SUBDIVISION PLAN #17-01**

Petitioner: Rebecca Eggers

Property Owner: Lester Sittig Estate

Location: Approximately 4 miles north of Sioux Falls

Staff Report: Scott Anderson



## **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. 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.

### **ITEM 10. CONDITIONAL USE PERMIT #16-49 to allow a Permanent Water Tower Structure on the property legally described as Tract 5, Nelson's Addition, S1/2, Section 26-T102N-R48W.**

Petitioner: City of Brandon (Bryan Read)

Property Owner: Randy Nelson

Location: NW Corner of Redwood Blvd. & Chestnut Ave.

Approximately 0.5 mile northeast of Brandon

Staff Report: Scott Anderson

This would allow a Permanent Water Tower Structure.

### **ITEM 11. CONDITIONAL USE PERMIT #16-71 to allow Sand and Gravel Extraction on the property legally described as E1/2, E1/2, SW1/4 and NW1/4, Section 31-T102N-R50W.**

Petitioner: Great Bear Sand and Gravel

Property Owner: Reynolds and Gustafson, LLP (Betty Reynolds LLP)

Location: 46645 261st St.                      Approximately 3 miles southeast of Hartford

Staff Report: Scott Anderson

This would allow Sand and Gravel Extraction.

### **Old Business**

None.

### **New Business**

- A. CAFO and Aquaculture Proposal Update

### **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.