

<p><u>Minnehaha County</u> <u>Planning Commission</u> <u>Regular Meeting Agenda</u></p>
<p><u>Monday, November 22nd, 2021</u> <u>Meeting starts at 7:00 pm.</u></p>
<p><u>415 N. Dakota Ave. on the 2nd Floor</u> <u>in the Commission Meeting Room</u></p>

County Planning Commissioners

Bonnie Duffy
Becky Randall
Adam Mohrhauser
Doug Ode
Mike Ralston
Ryan VanDerVliet
Jeff Barth

Planning Staff

Scott Anderson
Kevin Hoekman
Mason Steffen

Office of the State's Attorney

Eric Bogue

MEETING NOTES:

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.

Consent Agenda Items:

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.

Regular Agenda Items:

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 |

PUBLIC INPUT ON NON-AGENDA ITEMS

Members of the public who wish to speak on an item not listed on the agenda will have five minutes per person to address the Planning Commission.

CONSENT AGENDA

- ITEM 1. Approval of Minutes – October 25th, 2021.
- ITEM 2. CONDITIONAL USE PERMIT #21-72 to transfer one (1) building eligibility from the NW¼ SE¼ to the NE¼ SE¼ all in Section 4 T102N-R50W Benton Township.
Petitioner: Mike & Holly Ralston
Property Owner: Same
Location: Along 469th Avenue, approximately ½-mile north of 257th Street
Staff Report: Mason Steffen
- ITEM 3. CONDITIONAL USE PERMIT #21-73 to exceed 3,600 square feet of accessory building space (requesting 5,900 square feet) on the property legally described as Tract 2 (Ex. Tract 3) Jacob’s 2nd Addition NE¼ Section 25 T101N-R51W Wall Lake Township.
Petitioner: Tim McCleish
Property Owner: Same
Location: 46557 266th Street, approximately 3 miles west of Sioux Falls
Staff Report: Kevin Hoekman
- ITEM 4. CONDITIONAL USE PERMIT #21-74 to transfer one (1) building eligibility from Tract 2 Neuharth’s Addition to Tract 1 Neuharth’s Addition (Ex. Lot A) all in the SE¼ Section 2 T104N-R52W Buffalo Township.
Petitioner: Terry & Barbara Neuharth
Property Owner: Same
Location: Northside of 245th Street, directly east of Buffalo Lake
Staff Report: Mason Steffen
- ITEM 5. CONDITIONAL USE PERMIT #21-75 to transfer two (2) building eligibilities from Tract 2 Knochenmus Addition SW¼ Section 5 T101N-R48W Split Rock Township to the W½ NW¼ (Ex. Bakker’s Addition & Ex. H-1) Section 8 T101N-R48W Split Rock Township.
Petitioner: Rock Mills Inc.
Property Owner: Same
Location: ¼-mile east of the intersection of E Maple Street & N Six Mile Road
Staff Report: Mason Steffen
- ITEM 6. CONDITIONAL USE PERMIT #21-76 to allow a Public Utility Facility on the property legally described as Dybvigs Tract 1 E½ NE¼ Section 31 T104N-R49W Dell Rapids Township
Petitioner: Caley Hanigan
Property Owner: L. Bruce Nelson
Location: Approximately ¾-mile northwest of Baltic
Staff Report: Kevin Hoekman

REGULAR AGENDA

ITEM 7. CONDITIONAL USE PERMIT #21-71 to allow Outdoor Commercial Storage on the property legally described as Tract 1 Funke's Addition SE¼ Section 26 T101N-R48W Split Rock Township.

Petitioner: Alex Halbach

Property Owner: Rex Gulickson & Jason Klein

Location: Southwest corner of Rowena

Staff Report: Kevin Hoekman

ITEM 8. Old Business

ITEM 9. New Business

ADJOURN.