

<p><u>Minnehaha County</u> <u>Planning Commission</u> <u>Regular Meeting Agenda</u></p>
<p><u>Monday, January 25, 2021</u> <u>Meeting starts immediately after</u> <u>Joint County/City meeting</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
David Heinold, AICP
Kevin Hoekman

Office of the State's Attorney

Drew DeGroot

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.

Online Remote Meeting:

Due to COVID 19 pandemic, members of the public may join the meeting remotely though Zoom Video Communications found online at www.zoom.us or on the Zoom app for Apple or Android phones or tablets. To attend the meeting through Zoom, click the "JOIN A MEETING" tab at the top of the webpage and enter the Meeting ID 728 439 8039 as prompted. The January 25th planning commission meeting will begin at 7:00 pm, and remote attendees should begin between 6:50 to 7:00 pm to attend the entire meeting. Anyone who remotely attends the planning commission meeting through Zoom will be given opportunity to speak for each item.

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.

REGULAR AGENDA

ITEM 1. Election of Officers – Chair & Vice-Chair

ITEM 2. Approval of Minutes – November 23, 2020.

ITEM 3. CONDITIONAL USE PERMIT #21-01 to allow an Agriculturally-Related Operation – Butcher Shop on the property legally described as Tract 1, Funke’s Addition, SE1/4, Section 35-T101N-R48W.

Petitioner: Ronald G. Heller

Property Owner: same

Location: 48278 268th St.

Located Approximately 3 miles east of Sioux Falls

Staff Report: David Heinold

ITEM 4. CONDITIONAL USE PERMIT #21-02 to transfer one (1) building eligibility from Tract C, Heiberger Addition to Tract 1, Tetonka Addition; all in NW1/4, Section 5-T103N-R51W.

Petitioner: Tetonka LLP

Property Owner: same

Location: Located Approximately 4 miles southwest of Colton

Staff Report: Scott Anderson

ITEM 5. CONDITIONAL USE PERMIT #21-03 to transfer one (1) building eligibility from the W 580.8' S 300' N 990' W 1/2 NW 1/4 (EX S 200' W 435.6' THEREOF & EX H-1 & RY) to Lot 3, Streich’s Addition N990’ W1/2 NW1/4; all in Section 34-T101N-R48W.

Petitioner: William Radio

Property Owner: William & Deborah Radio

Location: Located Approximately 3 miles east of Sioux Falls

Staff Report: David Heinold

ITEM 6. CONDITIONAL USE PERMIT #21-04 to allow a Manufactured House on the property legally described as Tract 1, HHW Addition, NW1/4, Section 32-T101N-R52W.

Petitioner: Sara & Nick Ellsworth

Property Owner: same

Location: 26738 455th Ave.

Located Approximately 10 miles south of Humboldt

Staff Report: Kevin Hoekman

ITEM 7. CONDITIONAL USE PERMIT #21-05 to allow Dismantling Salvage Vehicles, Store & Sell Auto Parts Online, and Sell Used Vehicles on the property legally described as Lot 2, Block 3, Haug’s 2nd Addition, SE1/4, Section 12-T102N-R50W.

Petitioner: Volodymyr Shkinder

Property Owner: Haug Development LLP

Location: 25778 Dawson Ave.

Located Approximately 2.5 miles north of Sioux Falls

Staff Report: Kevin Hoekman



- ITEM 8. CONDITIONAL USE PERMIT #21-06 to allow Campground, Camp Store, and Bath House on the property legally described as E1/2 NW1/4 SE1/4 & NE1/4 SE1/4 (Ex. H-1 & Ex. Tr. 1, Alvine's Addition), Section 36-T101N-R51W.
Petitioner: Francis D. Phillips
Property Owner: same
Location: 26767 466th Ave. Located Approximately 3 miles west of Sioux Falls
Staff Report: Kevin Hoekman
- ITEM 9. CONDITIONAL USE PERMIT #21-07 to transfer two (2) building eligibilities from the W1/2 SW1/4 and 100' RY ROW to the NE1/4 NW1/4, Lot 2 Benson's First Addition (Ex. Tr. 1, Lufco Addition); Section 21-T102N-R51W.
Petitioner: LUFKO Inc.
Property Owner: Warren Luke
Location: Located Approximately 0.5 miles west of Hartford
Staff Report: Scott Anderson
- ITEM 10. CONDITIONAL USE PERMIT #21-08 to allow Self Service Motor Vehicle Display and Sales on the property legally described as Tract 1, Ode's Second Addition and N272' S344' E234', W1/2 NE1/4, Section 32-T102N-R48W.
Petitioner: Split Rock Square, LLC
Property Owner: same
Location: 1600 W. Holly Blvd. West Brandon area
Staff Report: David Heinold
- ITEM 11. CONDITIONAL USE PERMIT #21-09 to transfer one (1) building eligibility from the NE1/4 NW1/4 to Tract 5, Gunderson Farms Addition, N1/2 NE1/4: all in Section 27-T103N-R50W.
Petitioner: Kristin Swanson
Property Owner: same
Location: Located Approximately 2.5 miles north of Crooks
Staff Report: Scott Anderson
- ITEM 12. CONDITIONAL USE PERMIT #21-10 to make one (1) building eligibility available on property legally described as W1/2 W1/2 NW1/4 (Ex. Lots 1 & 2, Peterson's Tract 1), Section 26-T103N-R49W.
Petitioner: Dan Frantz
Property Owner: same
Location: Located Approximately 5 miles southeast of Baltic
Staff Report: David Heinold



ITEM 13. CONDITIONAL USE PERMIT #21-11 to allow Monthly, One-Day Outdoor Market from May to October on the property legally described as Lots 1 thru 6, Block 4, Rowena Original and ICR Abandoned ROW, SE1/4 (Ex. Pt. Located South of and Adjacent to Tract 1, Split Rock Feeds Addition & Ex. Tract 1, ICRR Addn.); all in Section 26-T101N-R48W.

Petitioner: Tesa Taylor

Property Owner: Samuel Assam

Location: 48271 Hwy. 42

Located Approximately 3.5 miles east of Sioux Falls

Staff Report: Kevin Hoekman

ITEM 14. CONDITIONAL USE PERMIT #20-51 to allow a Private Campground on the property legally described as County Auditor Tracts 1 & 2 (Ex. Lot 1 Tract 1), Section 10-T101N-R48W.

Petitioner: Tod Quiring (Precision Capital SD, LLC)

Property Owner: same

Location: 2012 S. Splitrock Blvd.

Located Approximately 0.5 mile south of Brandon

Staff Report: Kevin Hoekman

ITEM 15. Old Business

A. Review of Conditional Use Permit #11-08 to allow mining and processing of sand and gravel

ITEM 16. New Business

ADJOURN.