

<p><b><u>Minnehaha County</u></b> <b><u>Planning Commission</u></b> <b><u>Regular Meeting Agenda</u></b></p>
<p><b><u>Monday, October 25<sup>th</sup>, 2021</u></b> <b><u>Meeting starts immediately after</u></b> <b><u>Board of Adjustment Meeting</u></b></p>
<p><b><u>415 N. Dakota Ave. on the 2<sup>nd</sup> Floor</u></b> <b><u>in the Commission Meeting Room</u></b></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 – September 27<sup>th</sup>, 2021.
- ITEM 2. REZONING #21-03 to rezone from A-1 Agricultural District to I-1 Light Industrial District on the property legally described as Tract 4 (Ex. H-1) SE¼ Section 22 T102N-R48W Brandon Township.  
Petitioner: Lance Hulzebos  
Property Owner: Same  
Location: Approximately ¾-mile north of I-90 along SD Highway 11  
Staff Report: Scott Anderson
- ITEM 3. CONDITIONAL USE PERMIT #21-67 to make one (1) building eligibility available on the property legally described as Tract 1 Therkelsen Addition SE¼ Section 22 T101N-R52W Wellington Township.  
Petitioner: Thomas Therkelsen  
Property Owner: Same  
Location: Along 266<sup>th</sup> Street, approximately ¾-mile east of 457<sup>th</sup> Avenue  
Staff Report: Mason Steffen
- ITEM 4. CONDITIONAL USE PERMIT #21-68 to exceed 3,600 square feet of accessory building space (requesting 4,750 square feet) on the property legally described as the E637.93' SE¼ NE¼ (Ex. H-1 & Ex. S142') Section 15 T103N-R51W Grand Meadow Township.  
Petitioner: Ronald Knapp  
Property Owner: Same  
Location: 25247 464<sup>th</sup> Avenue, approximately 6 miles north of Hartford  
Staff Report: Mason Steffen
- ITEM 5. CONDITIONAL USE PERMIT #21-69 to transfer three (3) building eligibilities from the N264' (Ex. Lot H4) SW¼ NW¼ & the S1056' (Ex. Lots H2 & H3) SW¼ NW¼ & the SE¼ NW¼ (Ex. Part Lot H1) all in Section 7 T101N-R48W Split Rock Township to Lacey Tract 2 (Ex. Lots 1, U2R & U3 & Ex. Knochenmus Addition) SW¼ Section 5 T101N-R48W Split Rock Township.  
Petitioner: Roger Knochenmus  
Property Owner: Same  
Location: Along N Six Mile Road, approximately ¼-mile north of Maple Street  
Staff Report: Mason Steffen
- ITEM 6. CONDITIONAL USE PERMIT #21-70 to allow an Electrical Substation in the NE ¼ NE ¼ of Section 16 T102N-R48W Brandon Township on the proposed plat of (Tract 1 of Palisades Substation Addition).  
Petitioner: East River Electric Power Coop., Inc.  
Property Owner: Eleanor Burkman  
Location: Southwest corner of 258<sup>th</sup> Street and 481<sup>st</sup> Avenue  
Staff Report: Scott Anderson



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

**REGULAR AGENDA**

ITEM 8. Old Business

ITEM 9. New Business

A. Discuss Building Eligibility Sale Program – Scott Anderson

ADJOURN.