

#### PLANNING COMMISSION

Planning Commission Agenda	
Monday, April 23, 2018	
Meeting starts immediately	

Dianning Commission Agenda

after Joint City/County Meeting at 415 N. Dakota Ave.

on the 2<sup>nd</sup> Floor in the

**Commission Meeting Room** 

#### **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

Donna Kelly

#### **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 1. Approval of Minutes – March 26, 2018.

## ITEM 2. CONDITIONAL USE PERMIT #18-17 to allow Contractor's Outdoor Storage on the property legally described as Lot 3B and Lot 3, Block 1; all in Green Valley Addition, NE1/4, Section 12-T102N-R50W.

Petitioner: I-29 Brick Company Inc. (George Birmingham)

Property Owner: TFR Leasing (Tim Ramstad)

Location: 47167 Haylie St. Approximately 1.5 miles east of Crooks

Staff Report: David Heinold

This would allow Contractor's Outdoor Storage.

# ITEM 3. CONDITIONAL USE PERMIT #18-18 to amend CUP #16-56 to exceed 5,000 square feet of total accessory building area – requesting 5,550 sq. ft. on the property legally described as Tract 3 (Ex. Lot 1) Sherry Acres Addition, SE1/4 NE1/4, Section 12-T101N-R51W.

Petitioner: Rich Leafstedt Property Owner: Todd Olson

Location: 26333 466<sup>th</sup> Ave. Approximately 4 miles west of Sioux Falls

Staff Report: David Heinold

This would amend CUP #16-56 to allow 5,550 square feet of total accessory building area.



#### PLANNING COMMISSION

### ITEM 4. CONDITIONAL USE PERMIT #18-19 to amend CUP #06-04 to allow Treatment of Trace Chemotherapy & Pathological Materials on the property legally described as Lot 10, Haug's Addition, S1/2 SE1/4, Section 12-T102N-R50W.

Petitioner: Bob Vanderlinde Property Owner: same

Location: 25784 Cottonwood Ave. Approximately 2 miles north of Sioux Falls

Staff Report: David Heinold

This would amend CUP #06-04 to allow Treatment of Trace Chemotherapy

& Pathological Materials.

# ITEM 5. CONDITIONAL USE PERMIT #18-20 to allow a Telecommunications Tower on the property legally described as W1/2 N1/2, Lying North of RR & West of River & NW1/4 (Ex. That Part E915' Lying North of RR ROW But Including N380' Thereof); all in Section 33-T102N-R48W.

Petitioner: Xcell Towers II, LLC Property Owner: Daniel Risty Location: 808 W. Holly Blvd.

Approximately 1 miles west of Brandon

Staff Report: Kevin Hoekman

This would allow a Telecommunications Tower.

## ITEM 6. CONDITIONAL USE PERMIT #18-22 to exceed 3,600 square feet of total accessory building area – requesting 6,816 sq. ft. on the property legally described as Tract 1, Jones Addition, NE1/4, Section 10-T102N-R52W.

Petitioner: Steven Jones Property Owner: same Location: 45769 257<sup>th</sup> St.

Approximately 1 mile northeast of Humboldt

Staff Report: David Heinold

This would allow 6,816 square feet of total accessory building area.

### TEM 7. CONDITIONAL USE PERMIT #18-23 to allow a Telecommunications Tower on the property legally described as Tract 1 Bunde's Addition, SE1/4 NE1/4, Section 13-T103N-R51W.

Petitioner: Curt Walter for Verizon Wireless

Property Owner: Todd Bunde

Location: SW portion of 252<sup>nd</sup> St. & 466<sup>th</sup> Ave. intersection

Approximately 4 miles southeast of Colton

Staff Report: Kevin Hoekman

This would allow a Telecommunications Tower.



#### PLANNING COMMISSION

#### **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 8. CONDITIONAL USE PERMIT #18-10 to allow a Class C, Swine CAFO (960 AU) on the property legally described as NE ¼, Section 15-T103N-R47W.

Petitioner: Richard Funke Property Owner: same

Location: Approximately 1.75 miles northeast of Garretson

Staff Report: David Heinold

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

### ITEM 9. CONDITIONAL USE PERMIT #18-15 to allow a Class B, Beef CAFO (1,500 AU) on the property legally described as NE ¼, Section 14-T103N-R50W.

Petitioner: Jared Questad

Property Owner: Evelyn Questad

Location: 25235 471<sup>st</sup> Ave. Approximately 3 miles southwest of Baltic

Staff Report: David Heinold

This would allow a Class B, Beef CAFO (1,500 AU).

### ITEM 10. <u>REZONING #18-03 to rezone from the A-1 Agricultural District to the C Commercial District on the property legally described as Tract 3, Oyen's Addition, W1/2 NE1/4, Section 1-T103N-R50W.</u>

Petitioner: Lance Warne

Property Owner: Performance Property & Management LLC

Location: Approximately 2 miles west of Baltic

Staff Report: Scott Anderson

This would rezone from the A-1 Agricultural District to the C Commercial District.

## ITEM 11. <u>REZONING #18-04 to rezone from the A-1 Agricultural District to the C Commercial District on the property legally described as Dawson's Tract 1, SE1/4, Section 12-T102N-R50W.</u>

Petitioner: Tim Tiahrt Property Owner: same

Location: 25773 472<sup>nd</sup> Ave. Approximately 2.5 miles north of Sioux Falls

Staff Report: Scott Anderson

This would rezone from the A-1 Agricultural District to the C Commercial District.

#### **MINNEHAHA COUNTY**

#### PLANNING COMMISSION

### ITEM 12. <u>CONDITIONAL USE PERMIT #18-21 to allow a Class B, Cattle CAFO (1,999 AU) on</u> the property legally described as W1/2 NE1/4 (Ex. H-1), Section 18-T102N-R50W.

Petitioner: Tyler Klein

Property Owner: Terry Klein

Location: 46661 258<sup>th</sup> St. Approximately 3 miles northeast of Hartford

Staff Report: Kevin Hoekman

This would allow a Class B, Cattle CAFO (1,999 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.