

# PLANNING COMMISSION

| Planning Commission Agenda                  | County Planning Commission   | Planning Staff   |
|---|--|--|
| Monday, August 27, 2018                     | Bonnie Duffy, Chair  | Scott Anderson   |
| Meeting starts immediately                  | Becky Randall, Vice-Chair<br>Adam Mohrhauser<br>Doug Ode<br>Mike Ralston<br>Ryan VanDerVliet | David Heinold<br>Kevin Hoekman<br><u>Office of the State's Attorney</u><br>Donna Kelly |
| after County Board of<br>Adjustment Meeting |  |  |
| at 415 N. Dakota Ave.                       |  |  |
| on the 2 <sup>nd</sup> Floor in the         | Jeff Barth   |  |
| Commission Meeting Room                     | ]  |  |

## 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**

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. <u>Approval of Minutes</u> – July 23, 2018.

#### ITEM 2. <u>CONDITIONAL USE PERMIT #18-37 to transfer one (1) building eligibility from the</u> <u>SW1/4 NE1/4 to Tract 3, Carrette's Subdivision, N1/2 NE1/4; all in Section 36-T104N-</u> R49W.

Petitioner: Paul Carrette Property Owner: same Location: 0.5 mile north of the 250<sup>th</sup> St. & 478<sup>th</sup> Ave. Intersection Approximately 4 miles east of Baltic Staff Report: Scott Anderson

This would transfer one (1) building eligibility.

# ITEM 3. <u>CONDITIONAL USE PERMIT #18-38 to allow Motor Vehicle Repair Shop & Sales</u> <u>Display on the property legally described as Lot 1, Block 3, Brower Addition, SW1/4,</u> <u>Section 27-T102N-R51W.</u>

Petitioner: Dean Stockwell Property Owner: same Location: 46301 Jeffrey St. Ap Staff Report: Kevin Hoekman

Approximately 0.5 mile south of Hartford

This would allow Motor Vehicle Repair Shop & Sales Display.



## PLANNING COMMISSION

## ITEM 4. <u>CONDITIONAL USE PERMIT #18-39 to exceed 2,400 square feet of total accessory</u> <u>building area – requesting 7,600 sq. ft. on the property legally described as Tract 1,</u> <u>Schoenefeldt Addition, NE1/4, SW1/4, Section 7-T102N-R49W.</u>

Petitioner: Jason Schoenefeldt Property Owner: same Location: 25759 Kiwanis Ave. Staff Report: David Heinold

Approximately 2 miles east of Crooks

This would allow 7,600 square feet of total accessory building area.

# ITEM 5. <u>CONDITIONAL USE PERMIT #18-40 to transfer one (1) building eligibility from the</u> <u>W1/2 S1/2, SE1/4, Section 25-T103N-R48W to the SW1/4 SW1/4, Section 30-T103N-R47W.</u>

Petitioner: Matthew Swartwout (Chuck Sutton Auctioneers Land Broker, LLC) Property Owner: Richard & Ronald Cooley (Cooley, Ruth A Family Limited) Location: North of the 255<sup>th</sup> St. & 484<sup>th</sup> Ave. Intersection Approximately 1 mile southwest of Garretson Staff Report: David Heinold

This would transfer one (1) building eligibility.

## ITEM 6. <u>CONDITIONAL USE PERMIT #18-20 to allow a Telecommunications Tower on the</u> 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. Staff Report: Kevin Hoekman

Approximately 1 mile west of Brandon

This would allow a Telecommunications Tower.

## ITEM 7. <u>CONDITIONAL USE PERMIT #18-41 to allow a Commercial Building Addition</u> <u>exceeding 10,000 square feet on the property legally described as Muchow Tract 2, E1/2</u> NW1/4, Section 1-T103N-R50W.

Petitioner: H. Paul Sundermann Property Owner: same Location: 47143 250<sup>th</sup> St. Staff Report: Scott Anderson

Approximately 2 miles west of Baltic

This would allow a Commercial Building Addition exceeding 10,000 square feet.



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# ITEM 8. <u>CONDITIONAL USE PERMIT #18-42 to exceed 3,600 square feet of total accessory</u> <u>building area – requesting 7,746 sq. ft. on the property legally described as Tract 5,</u> <u>Wallin's Addition, NW1/4, Section 4—T101N-R51W.</u>

Petitioner: Justin & Robin Eich Property Owner: same Location: 26208 462<sup>nd</sup> Ave. Staff Report: David Heinold

Approximately 2 miles south of Hartford

This would allow 7,746 square feet of total accessory building area.

## ITEM 9. <u>CONDITIONAL USE PERMIT #18-44 to exceed 3,600 square feet of total accessory</u> <u>building area – requesting 4,500 sq. ft. on the property legally described as N1/3 of S3/5,</u> <u>SE1/4, Section 24-T102N-R48W.</u>

Petitioner: Devin Albers Property Owner: same Location: 25979 484<sup>th</sup> Ave. Staff Report: David Heinold

Approximately 2 miles northeast of Brandon

This would allow 4,500 square feet of total accessory building area.

### **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 10. ZONING TEXT AMENDMENT #18-02 to amend the 1990 Revised Zoning Ordinance

Petitioner: County Planning Staff Staff Report: Kevin Hoekman

#### **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.