

<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, June 28, 2021</u></b> <b><u>Meeting starts immediately after</u></b> <b><u>Joint County &amp; City 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 – May 24, 2021.

ITEM 2. CONDITIONAL USE PERMIT #21-45 to allow a manufactured home on the property legally described as the N ½ SE ¼ (Ex Tract 1) & Tract 3 in the SE ¼, Section 18-T103N-R49W.

Petitioner: John Wehde

Property Owner: Same

Location: 47275 Big Sioux Road,

Located Approximately 2 miles south of Baltic

Staff Report: Kevin Hoekman

ITEM 3. CONDITIONAL USE PERMIT #21-46 to adaptively reuse the dwelling on the property legally described as W ½ NE ¼ all in Section 31-T104N-R48W.

Petitioner: Travis Jervik

Property Owner: Emelius Kringen

Location: 47851 249<sup>th</sup> Street

Located Approximately 4 miles east of Baltic

Staff Report: Scott Anderson

ITEM 4. CONDITIONAL USE PERMIT #21-47 to make available two (2) building eligibilities on the SE ¼ SE ¼ Section 22-T103N-R50W.

Petitioner: Scott Swanson

Property Owner: same

Location: Approximately 2 miles north of Crooks

Staff Report: Scott Anderson

ITEM 5. CONDITIONAL USE PERMIT #21-48 to transfer one (1) building eligibility from Tract 4 Jandl's 2<sup>nd</sup> Addition to Tract 1 Jandl's Second Addition in the E ½ Section 32-T104N-R52W.

Petitioner: Tetonka LLP

Property Owner: Same

Location: Approximately 8 miles west of Colton

Staff Report: Scott Anderson

ITEM 6. CONDITIONAL USE PERMIT #21-49 to exceed 3,600 square feet of accessory building space (requesting 4,260 square feet) on the property legally described as Tract 1 Ace Addition in the SW ¼ NW ¼ Section 22-T101N-R51W.

Petitioner: Brian Schmidt

Property Owner: Same

Location: 26544 463<sup>rd</sup> Ave.

Located approximately 5 miles south of Hartford

Staff Report: Kevin Hoekman

**REGULAR AGENDA**

ITEM 7. CONDITIONAL USE PERMIT #21-50 to allow a bed and breakfast establishment inside an existing shop building on the property legally described as County Auditors Tract 2 in the SE ¼ (Ex N 200'), Section 33-T102N-R47W.

Petitioner: Argil & Eugene Hunter

Property Owner: same

Location: 26191 487<sup>th</sup> Ave. north of Valley Springs

Staff Report: Kevin Hoekman

ITEM 8. Old Business

ITEM 9. New Business

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