



Minnehaha County Planning Commission

Agenda October 23, 2017

County Planning Commission

Mike Cypher
Becky Randall
Doug Ode
Bonnie Duffy
Mike Ralston
Paul Kostboth
Jeff Barth

Planning Staff

Scott Anderson
David Heinold
Kevin Hoekman

Office of the State’s Attorney

Judy Zeigler Wehrkamp

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 Chairman 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 – September 25, 2017.

ITEM 2. CONDITIONAL USE PERMIT #17-73 to exceed 1,200 square feet of total accessory building area – requesting 5,000 sq. ft. on the property legally described as Tract 1, Nelson’s Addition, W1/2 NE1/4, Section 30-T103N-R47W.

Petitioner: Justin Oakland
Property Owner: same
Location: Approximately 0.25 mile southwest of Garretson
Staff Report: Kevin Hoekman

This would allow 5,000 square feet of total accessory building area.

ITEM 3. CONDITIONAL USE PERMIT #17-75 to exceed 1,200 square feet of total accessory building area – requesting 1,800 sq. ft. on the property legally described as S 702’ E333.9’, SW1/4 NW1/4, Section 23-T102N-R51W.

Petitioner: Michael Ellefson
Property Owner: same
Location: 1300 E. 2nd St. Approximately 0.25 mile northeast of Hartford
Staff Report: David Heinold

This would allow 1,800 square feet of total accessory building area.



ITEM 4. CONDITIONAL USE PERMIT #17-78 to allow Auto Sales & Display on the property legally described as E 140', Lot 1, Block 2, Brower Addition, SW1/4, Section 27-T102N-R51W.

Petitioner: Jeff Murphy

Property Owner: Chris Herren (c/o Commerce Ventures, LLC)

Location: 46312 Jeffrey St. Approximately 0.25 mile south of Hartford

Staff Report: Kevin Hoekman

This would allow Auto Sales & Display.

ITEM 5. CONDITIONAL USE PERMIT #17-79 to exceed 1,200 square feet of total accessory building area – requesting 1,584 sq. ft. on the property legally described as Lot 1, Block 4 & E1/2 Vacated Street, Red Rock Estates, N1/2 SW1/4, Section 31-T102N-R47W.

Petitioner: Culley Lebert

Property Owner: Richard Woelber

Location: 48418 Beaver Valley Rd. Approximately 0.25 mile east of Brandon

Staff Report: David Heinold

This would allow 1,584 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
- B) Applicant Presentation
- C) Public Comments
- D) Applicant Response
- E) Public Testimony Closed
- F) Commission Discussion

There are no items on the regular agenda.

Old Business

None.

New Business

None.

County Commission Items

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.