

<p><u>Minnehaha County</u> <u>Planning Commission</u> <u>Regular Meeting Agenda</u></p>
<p><u>Monday, February 24, 2020</u> <u>Meeting starts at 7:00 p.m.</u></p>
<p><u>415 N. Dakota Ave. on the 2nd Floor</u> <u>in the Commission Meeting Room</u></p>

County Planning Commissioners

Bonnie Duffy, Chair
 Becky Randall, Vice-Chair
 Adam Mohrhauser
 Doug Ode
 Mike Ralston
 Ryan VanDerVliet
 Jeff Barth

Planning Staff

Scott Anderson
 David Heinold, AICP
 Kevin Hoekman

Office of the State's Attorney

Donna Kelly

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 - January 27, 2020.
- ITEM 2. CONDITIONAL USE PERMIT #20-05 to allow RV Storage Units on the property legally described as Lot 1, Block 3, Brower 2nd Addition, SW1/4, Section 27-T102N-R51W.
Petitioner: Jon & Matt Maras
Property Owner: same
Location: Located approximately 0.5 mile south of Hartford
Staff Report: David Heinold
- ITEM 3. CONDITIONAL USE PERMIT #20-06 to exceed 3,600 square feet of total accessory building area - requesting 16,092 sq. ft. on the property legally described as NW1/4 SW1/4 (Ex. H-2, H-3, & Ex. Tract 1 Marshall's Addn.), Section 7-T102M-R49W.
Petitioner: Dihl Grohs
Property Owner: same
Location: 25758 472nd Ave. Located approximately 3.5 miles north of Sioux Falls
Staff Report: Scott Anderson
- ITEM 4. CONDITIONAL USE PERMIT #20-07 to make one (1) building eligibility available on the property legally described as NE1/4 (Ex. N1/2 NW1/4 & Ex. Tract 1 Carpenters Addn.), Section 7-T102N-R48W.
Petitioner: Matthew Swartwout (Chuck Sutton Auctioneers)
Property Owner: Terry M. Carpenter
Location: Located approximately 5 miles northwest of Brandon
Staff Report: Kevin Hoekman
- ITEM 5. CONDITIONAL USE PERMIT #20-08 to Expand Existing Amusement and Recreation Facility to Allow Roller Coaster on the property legally described as E1/2 NW1/4 SE1/4 & NE1/4 SE1/4 (Ex. H-1 & Ex. Tract 1, Alvine's Addn.), Section 36-T101N-R51W.
Petitioner: Francis D. Phillips, GM/President (Wild Water West Waterpark LTD)
Property Owner: same
Location: 26767 466th Ave. Located approximately 3 miles west of Sioux Falls
Staff Report: David Heinold

REGULAR AGENDA

ITEM 6. REZONING #20-01 to rezone from the A-1 Agricultural District to the C Commercial District property legally described as S1/2 SE1/4 (EX TR 1,2,3,4,5,6 & 7 & EX N291 E150 S724 W483 SE1/4 SE1/4 & EX W333 NOT INCLUDING S433 SE1/4 SE1/4 & EX E159.15 NOT INCLUDING S433 (EX EGGERS ADDN) SW1/4 SE1/4, Section 9-T102N-R49W.

Petitioner: Sorum Holdings 2 (James Sorum)

Property Owner: Michael Eggers & Sorum, Sandra K. & Etal

Location: Located approximately 3.5 miles north of Sioux Falls

Staff Report: Kevin Hoekman

ITEM 7. Old Business

ITEM 8. New Business

ADJOURN.