

**Joint Minnehaha County &  
City of Sioux Falls  
Planning Commission  
Regular Meeting Agenda**

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**Monday, March 22, 2021**  
**Meeting Starts immediately after Joint  
Minnehaha County & Dell Rapids mtg.**

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**415 N. Dakota Ave. on the 2<sup>nd</sup> Floor  
in the Commission Meeting Room**

**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**

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.

**Online Remote Meeting:**

Due to COVID 19 pandemic, members of the public may join the meeting remotely though Zoom Video Communications found online at [www.zoom.us](http://www.zoom.us) or on the Zoom app for Apple or Android phones or tablets. To attend the meeting through Zoom, click the "JOIN A MEETING" tab at the top of the webpage and enter the Meeting ID 728 439 8039 as prompted. The March 22<sup>nd</sup> planning commission meeting will begin at 7:00 pm, and remote attendees should begin between 6:50 to 7:00 pm to attend the entire meeting. Anyone who remotely attends the planning commission meeting through Zoom will be given opportunity to speak for each item.

**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   |

**Joint City of Sioux Falls Planning Commissioners**

Bradyn Neises	Sean Ervin	John Paulson	Janet Kittams
Dana Fisher	Larry Luetke	Aaron Norman	Erik Nyberg
Kurt Johnson			

**Joint City of Sioux Falls Planning Staff**

Albert Schmidt



**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 Commissions.

**REGULAR AGENDA**

ITEM 1. Approval of Minutes - February 22, 2021.

ITEM 2. CONDITIONAL USE PERMIT #21-24 to transfer one (1) building eligibility from the W1/2 N1/2 SW1/4 (Ex. E430' & Ex. W212' E642' & Ex. Tract 1, Westwood Valley 2<sup>nd</sup> Addition to the S1/2 SW1/4 (Ex. R-1 & Ex. Klein's Tract 1A & Tract 2A & Ex. E1,360' & Ex. Tract 2, Westwood Valley 2<sup>nd</sup> Addn.); all in Section 28-T101N-R50W.

Petitioner: Rick Dunlap

Property Owner: Westwood Valley, LLC

Location: Approximately 0.5 mile west of Sioux Falls

Staff Report: Kevin Hoekman

ITEM 3. CONDITIONAL USE PERMIT #21-25 to exceed 1,600 square feet of total accessory building area - requesting 2,212 sq. ft. on the property legally described as Lot 2, Block 2, Country Acres Addition, Section 31-T101N-R50W.

Petitioner: Anthony C. Anderson

Property Owner: same

Location: 46625 Prairie Dr.      Located Approximately 3 miles west of Sioux Falls

Staff Report: Kevin Hoekman

ITEM 4. CONDITIONAL USE PERMIT #21-19 to allow Sand & Gravel Mining on the properties legally described as W1/2 SE1/4 (Ex. H-1) & SE1/4 (Ex. H-1) and S1/2 NW1/4 and A Portion of the SW1/4 NE1/4; all in Section 17-T101N-R50W.

Petitioner: Jim Soukup

Property Owner: Crusher Investment Company

Location: Approximately 1 mile west of Sioux Falls

Staff Report: David Heinold

ITEM 5. PRELIMINARY SUBDIVISION PLAN - Shatter's Fourth Addition - to allow resubdivision of existing Shatter's Tracts; all in Section 28-T102N-R50W.

Petitioner: Harr-Lemme Companies

Property Owner: Shatter Family LLP

Location: Approximately 2 miles west of Sioux Falls

Staff Report: City Planning Staff

ITEM 6. Old Business

ITEM 7. New Business

ADJOURN.



**MINNEHAHA**  
COUNTY

**JOINT MINNEHAHA COUNTY  
& CITY OF SIOUX FALLS  
PLANNING COMMISSION**

The County Planning Commission meeting will begin immediately following this meeting.