



Minnehaha County Planning Commission

**Agenda
January 23, 2012**

County Planning Commission

Susie O’Hara, Chair
Wayne Steinhauer, Vice-Chair
Mike Cypher
Becky Randall
Mark Rogen
Bonnie Duffy
Gerald Beninga

Planning Staff

Scott Anderson
Pat Herman
Ryan Streff
Dustin Powers

Office of the State’s Attorney

Kersten Kappmeyer

ZONING BOARD OF ADJUSTMENT

The Planning Commission will convene as the Zoning Board of Adjustment to consider Item 1, request for a variance.

ITEM 1. VARIANCE #12-01 to exceed the height regulation in the A-1 Agricultural District.

Petitioner: Bernie Opland
Property Owner: Same
Location: 24635 470th Avenue, 4 miles west of Dell Rapids
Staff Report: Scott Anderson

This request is to exceed the 35’ height regulation in the A-1 Agricultural District by allowing a structure to be 57’ in height.

CONSENT AGENDA

*Items on the consent agenda are perceived to 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 2. Approval of Minutes – November 28, 2011.

ITEM 3. CONDITIONAL USE PERMIT #12-01 to transfer two building eligibilities from Tract 3A Reit Addition to Tract 1 Reit Addition and transfer one building eligibility from Tract 4 Reit Addition to Tract 2 Reit Addition, all in Section 29-T104N-R49W.

Petitioner: Kim Reit
Property Owner: Same
Location: 2 miles south of Dell Rapids
Staff Report: Dustin Powers

This is a request to move three building eligibilities to sites that are closer to the highway access.



ITEM 4. REZONING #12-01 to rezone a property from I-2 General Industrial to A-1 Agriculture.

Petitioner: Bones Hereford Ranch, Walter Bones

Property Owner: Same

Location: 3.5 miles southwest of Wall Lake

Staff Report: Pat Herman

The request is to allow the rezoning from I-2 General Industrial to A-1 Agricultural.

ITEM 5. REZONING #12-03 to rezone a property from the Lake Shore Luxury Estates PD Planned Development to A-1 Agriculture.

Petitioner: Quoin Financial Bank c/o Jason Sundberg

Property Owner: Same

Location: southwest edge of Wall Lake

Staff Report: Pat Herman

This rezoning would eliminate the allowance for 12 residential structures on this property by returning it to the A-1 Agricultural zoning district with one residential building eligibility.

ITEM 6. REZONING #11-04 to allow a minor amendment to a Planned Development (PD). DEFERRED To February 27th.

Petitioner: Eric Willadsen

Owner: VFS, LLC

Location: SW corner of State Highway 42 & 481st Avenue

Staff Report: Pat Herman

The minor amendment to this PD would allow an off-premise sign in accordance with the regulations established by the Red Rock Corridor Overlay District.

ITEM 7. CONDITIONAL USE PERMIT #12-03 allow a contractor's shop and storage yard with outside storage – concrete contractor.

Petitioner: Nate & Lori Limoges

Property Owner: Green Valley Development, LLP

Location: 25732 Cottonwood Ave. I-29 Crooks exit

Staff Report: Ryan Streff

The applicant has applied for a concrete contractor's shop and storage yard. There will be outside storage which is required to be fenced.



ITEM 8. CONDITIONAL USE PERMIT #12-04 allow equipment sales and display.

Petitioner: HLJ Inc. Renner Equipment Corky Jackson

Property Owner: same

Location: 25768 Cottonwood Ave. I-29 Crooks exit

Staff Report: Ryan Streff

This application would allow a sales yard for farm equipment.

ITEM 9. CONDITIONAL USE PERMIT #12-02 allow a Recreation Facility – Drive-In Theater.

Petitioner: Marilyn Alvine

Property Owner: Francis Phillips

Location: 26767 466th Ave. Wild Water West Property

Staff Report: Scott Anderson

Approval of this permit would allow a two screen drive-in movie theater as part of the Wild West Complex.

ITEM 10. CONDITIONAL USE PERMIT #11-56 to allow a contractor’s storage yard for a landscaping business. DEFERRED To February 27th.

Petitioner: Chris Hood

Property Owner: Same

Location: West side of Rowena

Staff Report: Ryan Streff

The request is to allow a contractor’s storage yard for a landscaping business.

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 |

Old Business

No Items.

New Business

- A. Envision 2035 Update.

County Commission Items

No Items.

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.