

**MINUTES OF THE JOINT MEETING  
MINNEHAHA COUNTY & SIOUX FALLS PLANNING COMMISSIONS  
April 25, 2005**

A joint meeting of the County and City Planning Commissions was held on April 25, 2005 at 7:00p.m. in the Commission Room of the Minnehaha County Administration Building.

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Deb Bunde, Mike Cypher, , Susie O'Hara, Mark Rogen, and Don South.

CITY PLANNING COMMISSION MEMBERS PRESENT: Dave Benson, Dan Constello, David VanVeldhuizen and Anita Wetsch.

STAFF PRESENT: Scott Anderson, Phil Kappen, and Pat Herman - County; Jeff Schmitt - City

The County Planning Commission was chaired by Don South. City Planning Commission Chair Anita Wetsch presided over the meeting.

**ITEM 1. APPROVAL of the March 28, 2005 minutes.**

Motion for the County by Cypher and seconded by Bunde to approve the minutes. The motion passed unanimously. Same motion for the City by Benson and seconded by Costello. The motion passed unanimously.

**Consent Agenda**

There being no objections from the Commission or audience members a motion was made for the County by O'Hara and seconded by Bunde to approve the consent agenda. The motion passed unanimously. Same motion for the City by Benson and seconded by VanVeldhuizen. The motion passed unanimously

**ITEM 2. CONDITIONAL USE PERMIT to exceed 10,000 sq. ft. of commercial building area.**

Legal Description - Lot 10 & Part of Tract 4 Pleasant View Acres in the N1/2 SE1/4 & S1/2 NE1/4 in Section 19-T101N-R48W

Location - ½ mile east of Sioux Falls

Petitioner / Owner- Donald Skovly

Present zoning - C Commercial

Existing Land Use - Commercial

Parcel Size - 1 Acre

**Report by:** Pat Herman

**Staff Analysis**

The property is located in Pleasant View Acres Subdivision, a commercial development approximately ½ mile east of Sioux Falls. Properties to the east, west and north of the site are zoned C Commercial and uses include manufacturing, warehousing, and retail sales. Southeast of the site lies the residentially zoned subdivision of Split Rock Heights.

The petitioner owns Bullseye Custom Cabinetry which currently operates out of the existing 12, 688 sq. ft. building. The business has outgrown the current facility and the petitioner would like to construction 4,000 square foot addition to the existing structure.

The joint zoning ordinance allows retail and wholesale trade or service as a permitted special use in the C Commercial district provided the following three conditions can be met:

- 1) For outside storage areas, a screen plan shall be submitted for staff approval.
- 2) There is no storage of a regulated substance.
- 3) The building contains 10,000 square feet of area or less.

Because the new structure will be connected to the existing building a conditional use permit is required. If there was no connection, the building could be constructed just by obtaining a building permit.

As shown on the submitted site plan, the new building will be constructed on the northwest part of the property and will meet the required property setbacks.

**1) The effect upon the use and enjoyment of other property in the immediate vicinity for the uses already permitted, and upon property values in the immediate vicinity.**

This property is zoned commercial and in a commercial subdivision. Improvements to the site should benefit the development area.

**2) That utilities, access roads, drainage and/or other necessary facilities are provided.**

The new structure will be constructed on top the existing drain field for the septic system. The drain field will be moved further north. A certified septic installer will need to provide a site plan which shows the layout of the waste water system.

Access is from Hillside Drive which is a gravel road. In the future, should Hillside Drive be paved, the parking, driving, and loading areas of this load should be required to be hard surfaced.

**3) That the off-street parking and loading requirements are met.**

The zoning ordinance requires 16 parking spaces be provided for the 23 full-time employees. There are only 9 spaces shown on the permitted site plan, however there is additional space labeled as parking at the east end of the lot which could accommodate the remaining required spaces. The petitioner should be aware that no parking is allowed in a 15' wide area adjacent to Hillside Dr. or Plymouth Rd.

**4) That measures are taken to control offensive odor, fumes, dust, noise, vibration, and lighting (inclusive of lighted signs), so that none of these will constitute a nuisance.**

The petitioner has not shown any lighting on the submitted site plan. Any lighting, on the lot or attached to the buildings, should be designed so that the light does not spill off the property.

The County currently adopted building code is the 1997 Uniform Building Code while the City has adopted the 2003 International Building Code. The petitioner has been working the both the County and City building inspectors on the specs of the building and both parties have agreed that construction should follow the 2003 IBC.

Staffs found the proposed expansion to be compatible with the surrounding land use and to be appropriate for a commercially zoned site and recommended approval of the conditional use permit with the following conditions:

- 1) The maximum building area on the site shall not exceed 16, 700 square feet.
- 2) A revised site plan depicting adequate parking spaces, loading areas, driveway, and the required 15' setback from Hillside Drive and Plymouth Road shall be submitted for approval by the County the Planning Department prior to the issuance of a building permit.
- 3) A plan depicting the wastewater system, including setbacks, shall be submitted to the County the Planning Department prior to the issuance of a building permit.
- 4) All parking, driving and loading areas shall be hard surfaced at such time as Hillside Drive is hard surfaced.
- 5) Lighting shall be designed so that there is not light spillage beyond the property

boundaries.

- 6) The building shall be constructed to the standards of the 2003 International Building Code.

Based on the staff report a motion was made for the County by O'Hara and seconded by Bunde to approve the conditional use permit with the stated conditions. The motion passed unanimously. Same motion for the City by Benson and seconded by Van eldhuizen. The motion passed unaimoulsy.

### **Regular Agenda**

Motion for the County by O'Hara and seconded by Cypher to approve the regular agenda. The motion passed unanimously. Same motion for the City by VanVeldhuizen and seconded by Costello. The motion passed unanimously

**Item 3 was deferred from the February 28, 2005 meeting.**

### **ITEM 3. CONDITIONAL USE PERMIT to allow a public utility facility (sanitary sewer pump station).**

Legal Description - Tract 1 in the SW1/4 of Section 33-T101N-R48W  
Location - 3 miles east of Sioux Falls  
Petitioner / Owner- City of Sioux Falls  
Existing Zoning – A1 Agricultural  
Existing Land Use -Agricultural  
Parcel Size – 3.76 acres

**Staff Review:** Jeff Schmidt

### **Necessity**

The Eastside Sanitary Sewer System Project serves future development east of the current Sioux Falls city limits stretching to the Big Sioux River. The first phase of the project will be to install trunk sewer pipes to serve as the main collector lines for the eastside of Sioux Falls. A second phase and possible third phase of the project will complete the system with trunk sewer lines to serve land northeast and southeast of the current city limits and Phase I project area.

Over the past two decades, Sioux Falls has experienced consistent growth, with an average annual population growth rate of over 2% per year. This population growth has required continual expansion of the community on all sides. In order to provide sewer collection for this planned growth, a force main and pumping station(s), east of the ridge, are necessary. The sewer system will collect flows from proposed gravity sewer pipe, and pump the sewage via force main to the Sioux Falls Water Reclamation Plant. Sewer service in this area would open approximately 23,256 acres of potential development to Sioux Falls.

### **Public Involvement**

The City of Sioux Falls has had four public meetings. Approximately 150 people attended the first public open house for the ESSS project on March 19, 2003 at Lincoln High School. The purpose of the meeting was to present the need for the project, the initial sanitary sewer gravity and force main alignments to the public and get public input on the alignment. As a result of the public input and a more detailed review of the terrain the alignment was modified. The proposed alignment was presented at the next public meeting at Washington High School July 16, 2003.

On November 16, 2004, we had our third public meeting at the Convention Center to discuss the cost recovery of the project. We followed that meeting up with a revised fee structure meeting

on January 11, 2005.

### **Schedule**

The first phase of the project would open up approximately 9,000 acres of potential development.

#### Projected Schedule for Design/Construction of the Eastside Sanitary Sewer System

<b>Item</b>	<b>Scheduled to Begin</b>	<b>Completion</b>
Predesign	1/03	8/03
Design Activities	8/03	06/05
Construction Activities	4/05	12/06

### **Staff Review**

Since the impact on the adjacent properties was going to be a major consideration in this project, the lift station was designed to be residential in character. It is set down in a depression and has a retaining wall and landscaping around the site. The elevation rises from 1,292' to 1,350' as the property looks north.

The 2,657 sq. ft. building will be constructed out of two tone masonry brick, with a horizontal band and four faux windows on the north and south side. The 6:12 pitch roof, will be asphalt shingled and have a dormer on both the north and south side. The roof peak is 31' 4".

The traffic patterns, based on staffing needs, are very limited. The public is not allowed at this facility, and the building will only be serviced once a day by a one service truck.

Odor from wastewater facilities comes from hydrogen sulfide, ammonia and other sulfur compounds. With today's technologies this facility will be able to eliminate the odors through the "...adsorption of odors by activated carbon and the complete destruction of malodorous emissions by bacterial metabolism in biofilters."

Lighting is being limited to exterior fixtures which are affixed to the building [50 watt metal halide]. Since the building is centrally located within the parcel, the lighting should not spill off the site.

### **Consistency with Comprehensive Plans**

#### **December 1998 -- Minnehaha County Comprehensive Plan**

- *Future community growth should occur in areas contiguous to existing development to allow economical expansion of municipal facilities and services.*

#### **Cost of Services**

- *Municipal decisions involving development projects are generally related to the cost of providing services to the growth areas. Location, timing and intensity of new developments enter into such decisions. Service costs can be adversely impacted if, for example, severe limitations exist for extending services or development precedes such services. Counties on the other hand have very little direct responsibility for providing*

*services, limited primarily to roads and law enforcement, so development decisions are based to a lesser extent on public service costs.*

## **December 2002 -- Sioux Falls 2015 Growth Management Plan**

### ***Growth Area Summary***

*A matrix which combines all of the development factors into an overall analysis of development suitability allowed the drainage basins to be ranked according to their desirability for and ease of development. Basins 7, 9, and 11 have the lowest utility costs, few environmental constraints, and desirable transportation capacities, and are the most suitable for development. Basin 13 has the highest costs and the most constraints. The other basins lie on a continuum between the two extremes.*

*The growth area basins identified as most suitable are contiguous to the existing city limits and are accessible for expansion of municipal services. Development in these areas will allow the best possible access to citywide facilities, including downtown and major shopping and employment centers. Map III(d) shows the planned and future growth areas and the general phasing of development based on availability of utility services. A total of 30 square miles of land area including vacant land within the existing city limits is available for development as shown below.*

Staffs recommended approval of the request for the conditional use permit based upon the residential characteristics and the comprehensive development plan stating and the need to achieve maximum efficiency in the provision of public facilities.

### **Public Testimony**

Mr. Schmitt noted that the site is approximately 100' from the river. No one in the audience wished to address this item and the floor was closed to public testimony.

A motion was made for the County by Cypher and seconded by Rogen to approve the conditional use permit. The motion passed unanimously. Same motion for the City by Costello and seconded by Benson. The motion passed unanimously.