

**MINUTES OF THE JOINT MEETING  
MINNEHAHA COUNTY & SIOUX FALLS PLANNING COMMISSIONS  
June 28, 2005**

A joint meeting of the County and City Planning Commissions was held on June 28, 2005 at 7:00p.m.in the Commission Room of the Minnehaha County Administration Building.

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

CITY PLANNING COMMISSION MEMBERS PRESENT: Theresa Boysen, Meredith Larson, Kent Metzger, Lynette Olson, Jessica Schmidt, and David VanVeldhuizen.

STAFF PRESENT: Scott Anderson, Phil Kappen, and Pat Herman - County; Steve Randall - City

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

**ITEM 1. APPROVAL of the May 25, 2005 minutes.**

Motion for the County by Bunde and seconded by O'Hara to approve the minutes. The motion passed unanimously. Same motion for the City by Larson and seconded by Boysen. The motion passed unanimously.

**ITEM 2 . CONDITIONAL USE PERMIT to exceed 1200 sq. ft. of accessory building area (existing 774 sq. ft., proposed 676 sq. ft).**

Legal Description - Block 5 O'Hanlon's Additions NE1/4 of Section 29-T101N-R48W

Location - 2 miles east of Sioux Falls

Petitioner / Owner- Danielle Beaubien

Present zoning - A-1 Agricultural

Existing Land Use - Residential

Parcel Size - 2.5 Acres

**Report by:** Phil Kappen

**Staff Analysis**

The subject property is located along River Bluff Road near Arrowhead Park. Land uses to the north, east and south are residential. To the west is agricultural land. The petitioner has an existing accessory building of 774 sq.ft. and proposes a second building of 676 sq.ft. in size. This totals 1450 sq.ft. Any total of accessory buildings greater than 1200 sq.ft. on a lot in a residential area requires a conditional use permit.

**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.**

The proposed building will fit into the general character of the area and should have no impact on surrounding properties. The building can be used strictly for the petitioner's personal, non-commercial storage. No commercial uses or storage are allowed. Other totals of accessory buildings in the neighborhood range from 624 to 3456 sq.ft. The proposed total of 1450 sq.ft on the subject property would be the second smallest total in the immediate area.

**2) The effect upon the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.**

There should be no impact.

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

Access is via River Bluff Road, a gravel road maintained by Splitrock Township. The existing driveway will be used for access to the building.

Staffs found that the proposed building will be of a size that fits into the general character of the surrounding properties and recommended approval of the conditional use permit with the following stipulations:

1. A total of 1450 sq.ft. of accessory building(s) shall be allowed on the property. Building sizes shall be measured on the exterior of the building and shall not include roof overhangs.
2. No commercial uses or the storage of commercial equipment shall be allowed on the property. The building shall be used strictly for the petitioner's personal, non-commercial storage.

Based on the staff report, a motion for the County was made by Bunde seconded by O'Hara to **approve** the conditional use permit with the conditions as stated. The motion passed unanimously. Same motion for the City by Larson and seconded by Boysen. The motion passed unanimously.