

**MINUTES OF THE JOINT MEETING  
MINNEHAHA COUNTY & SIOUX FALLS PLANNING COMMISSIONS  
January 23, 2006**

A joint meeting of the County and City Planning Commissions was held on January 23, 2006 at 7:00 p.m. in the Commission Room of the Minnehaha County Administration Building.

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Deb Bunde, Susie O'Hara, Mark Rogen, Don South, Wayne Steinhauer, and Jim Zweep.

CITY PLANNING COMMISSION MEMBERS PRESENT: Dan Costello, Lynette Olson, Jessie Schmidt, David VanVeldhuizen, and Anita Wetsch.

STAFF PRESENT: Scott Anderson, Phil Kappen, and Pat Herman - County;  
Shawna Goldammer - City

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

**APPROVAL OF THE CONSENT AGENDA**

There being no objections from the Commissions or audience a motion was made for the County by Rogen and seconded by O'Hara to approve the consent agenda. The motion passed unanimously. Same motion for the City by Costello and seconded by Schmidt. The motion passed unanimously.

**ITEM 1. APPROVAL of the September 26, 2005 minutes.**

Motion for the County Rogen and seconded by O'Hara to approve the minutes. The motion passed unanimously. Same motion for the City by Costello and seconded by Schmidt. The motion passed unanimously.

**ITEM 2. CONDITIONAL USE PERMIT #06-05 to allow commercial warehousing.**

Legal Description – S1/2 Lot 34 Northside Gardens in Section 27-T02N-R49W  
Location - 1412 E 60<sup>th</sup> St. N., north edge of Sioux Falls  
Petitioner / Owner- Trent Goossen

**General Information**

Present zoning - Commercial  
Existing Land Use - Residential  
Parcel Size - 0.44 Acres

**Report by:** Phil Kappen

**Staff Analysis**

The subject property is located in Northside Gardens, a commercial subdivision located north of 60<sup>th</sup> Street N. and east of Cliff Avenue. The predominant land use in the area is residential, however, the area has been zoned for commercial purposes for many years and is planned for future commercial in the Sioux Falls 2015 Plan. The potential for commercial use of the property was reinforced in 1999 when the county and city denied a request to rezone this property from C Commercial to RS-1 Residential. The petitioner wishes to erect a 63 x 40 building which will be used personal storage and also rented out for commercial storage (warehousing). The petitioner plans a future expansion of 37 x 40, and that expansion is included in this request. The ultimate size of the proposed building will be 100 x 40.

**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 petitioner plans to rent storage area inside the proposed building. The inside storage should have less of a visual impact on neighboring residential-use properties than would be the case if outside storage were allowed. Outside storage should be limited to prevent visual impacts on other properties.

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

The proposed development should have little impact on the future commercial development of the surrounding properties.

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

Access to the property would be via an existing driveway onto 60<sup>th</sup> Street North. 60<sup>th</sup> Street North is a hard-surfaced road so driving and parking areas are required to be hard-surfaced. In 2002 a commercial use across the street to the south was allowed to hard-surface only 50 feet into the lot as measured from the property line. A similar situation could be allowed on this site. It is anticipated that 60<sup>th</sup> St. N. will be redone in the future. The other streets in this subdivision are gravel and are not conducive to added commercial traffic.

This particular property has better drainage patterns than much of the rest of the subdivision. Other lots have severed drainage problems and, in areas, the development to the west inside the city limits has exacerbated the drainage problems. This is an area that should be annexed by the city so that the drainage patterns may be addressed in a more comprehensive manner.

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

There is ample space on the property for off-street parking. No on-street parking should be allowed.

**5) 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.**

There should be limited amounts of traffic for the proposed use. This, and hard-surfacing the driveway into the property, will aid in reducing the potential for dust.

Any outdoor lights should be shoebox style lights to reduce the potential for impact on the surrounding residential uses.

The petitioner has sufficient space to meet the required setbacks. The petitioner's site plan does not show the location of or indicate any potential signs. If the petitioner does wish to erect any signage it must be accomplished in conformance with the zoning ordinance and a building permit will be required prior to erecting the signs.

**Recommendation**

Staffs find that the proposed use is consistent with the types of uses found in commercially-zoned areas. This particular lot has direct access onto a hard-surfaced road and has less drainage problems than other portions of the development therefore staffs can recommend approval of this permit with conditions. However, staffs find that the approval of any additional uses in this area should be restricted until the area is annexed and the drainage and street concerns can be addressed in a more comprehensive manner. Staffs recommended approval of conditional use permit #06-05 with the following conditions:

- 1) All outside lighting shall be limited to a shoebox style lighting that directs the light downward and prevents the spillage of light beyond the property boundary.

- 2) No outside storage shall be allowed on the site. All storage shall be restricted to inside the building.
- 3) The driveway shall be hard surfaced starting from 60<sup>th</sup> Street North and extending onto the property a minimum of 50 feet from the right-of-way line. The hard-surfacing shall be completed by June 1, 2006.
- 4) The property shall conform to the submitted site plan.
- 5) The maximum size of the building shall be 48 x 100 feet.

Based on the staff report a motion was made for the County by Rogen and seconded by O'Hara to approve conditional use permit #06-05. The motion passed unanimously. Same motion for the City by Costello and seconded by Schmidt. The motion passed unanimously.

### **APPROVAL OF THE REGULAR AGENDA**

A motion was made for the County by O'Hara and seconded by Rogen to approve the regular agenda. The motion passed unanimously. Same motion for the City by VanVeldhuizen and seconded by Schmidt. The motion passed unanimously.

**This item was deferred from the November 28, 2005 meeting as the City Planning Commission was unable to reach a quorum.**

### **ITEM 3 . REZONING #05-08 from A-1 Agricultural to C Commercial.**

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

Location - 1114 S Stoakes Ave., 1/2 mile east of Sioux Falls

Petitioner / Owner- Mike Teslow w/ East Side Developers LLC

### **General Information**

Present zoning - A-1 Agricultural

Existing Land Use - Vacant

Parcel Size - 1.09 Acres

**Report by:** Pat Herman

This is a request to rezone property from the A-1 Agricultural District to the C Commercial District. The property is located a 1/2 mile east of Sioux Falls at the intersection of S. Stoakes Ave. and E. Quartzite Dr. The lot is situated in an existing commercial subdivision and the properties to the north, east and west are zoned for commercial use. The Split Rock Heights residential subdivision is to the south of the site and zoned for residential use.

### **Staff Analysis**

The majority of the lots in this commercial subdivision were zoned for commercial use in the 1970s. The most recent rezoning occurred in 2000 when the lot to the north of this site was rezoned to C Commercial. If this rezoning is approved, there will only be one lot in the development which remains zoned for agricultural use.

There is no economically feasible agricultural use for this 1.09 acre lot. Rezoning would allow uses which will be comparable to the surrounding commercial development. The lot is designated as commercial on the 2015 Growth Plan.

Note: Staff did receive one phone call about the rezoning of the property. The abutting land owner was concerned that delivery trucks would damage the road and his driveway. The roads in this development are maintained by the township and staff provided contact numbers for both the township and the applicant.

**Recommendation**

This request is in conformance with the 2015 Growth Plan and staffs recommended approval of the rezoning from A-1 Agricultural to C Commercial.

**Public Testimony**

The petitioner, Mike Teslow, stated the property would be used for cold storage.

Craig Harr, 7008 Stoakes Ave., stated that he owned the property south of this site and was concerned about junk and outside storage. Mr. Telsow noted that he planned to use the existing two stall garage for storage and in the future would construct a larger building. He stated that the property will be kept clean and that the only items outside would be vehicles which are being used by the business. Ms. Herman noted that outside storage would require a conditional use permit and that the County Planning Office was responsible for enforcement in this area.

No one else wished to address the item and the floor was closed for public testimony.

Based on the staff report and public testimony a motion to recommend approval of the rezoning was made for the County by O'Hara and seconded by Steinhauer. The motion passed unanimously. Same motion for the City by Costello and seconded by Schmidt. The motion passed unanimously.