

**MINUTES OF THE JOINT MEETING
MINNEHAHA COUNTY & SIOUX FALLS PLANNING COMMISSIONS
March 27, 2006**

A joint meeting of the County and City Planning Commissions was held on March 27, 2006 at 7:00 p.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: Dan Costello, Merdith Larson, David Van Velhuizen, and Anita Wetsch.

STAFF PRESENT: Scott Anderson, Phil Kappen, and Pat Herman - County;
Shawna Goldammer - City
Gordy Swanson - Office of the State's Attorney

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

ITEM 1. APPROVAL of the February 27, 2006 minutes.

Motion for the County by Cypher and seconded by Rogen to approve the minutes. The motion passed unanimously. Same motion for the City by Van Veldhuizen and seconded by Larson. The motion passed unanimously.

APPROVAL OF THE REGULAR AGENDA

A motion was made for the County by Rogen and seconded by Cypher to approve the regular agenda. The motion passed unanimously. Same motion for the City by Costello and seconded by Larson. The motion passed unanimously.

ITEM 2. CONDITIONAL USE PERMIT #06-17 contractor's shop and storage yard.

Legal Description – N800' S850' E330' SW1/4 a portion of a parcel to be platted as Tract 1 McConville's Addition in the E1/2 SW1/4 of Section 27-T102N-R49W
Location - ½ mile east of Cliff Ave. on E. 60th St. N.
Petitioner / Owner- T & R Contracting Inc.

General Information

Present zoning - I-1 Light Industrial
Existing Land Use - Agricultural
Parcel Size - 6± Acres

Report by: Shawna Goldammer

Staff Analysis

Special Information

In August of 2003, the City Council approved a conditional use permit for the one of the properties directly to the south, to allow unscreened outdoor storage with one stipulation:
The Conditional Use Permit shall be effective for the plan as presented until September 1, 2006.

This conditional use permit will expire later this year.

Staff notes that the subject property will be before the Joint Minnehaha County Commission/City of Sioux Falls Council meeting on March 20th. Additionally, staff notes that a plat for Tract 1, McConville's Addition has been submitted for approval to the City. This plat is of the larger

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34.73 parcel and was only partially rezoned. The rezoning and the conditional use permit are representative of the 6.06 acre parcel located in the SE corner of Tract 1, McConville's Addition.

General Information

The site is located on the north side of E. 60th St. N. approximately a ½ mile east of Cliff Avenue. Interstate 90 is north of the site. The county cemetery and the county's highway department is adjacent to the east and is zoned A-1 Agricultural. To the west of the site is crop land which is zoned A-1 Agricultural. Further to the west is a commercial zoned area in which the housing stock is gradually being replaced by commercial uses. The land to the south is within the city limits and is zoned for light industrial use.

The applicant has expressed that an annexation request for the subject parcel will be provided to the city in the near future and that the site will be developed with urban utilities. At this time, an annexation application has not been submitted to the city. The applicant's proposal includes a concept plan for subdivision. Prior to subdividing, the applicant will be required to provide a sketch plan in accord with the City of Sioux Falls Subdivision Ordinance.

Currently, the Capital Improvement Program includes a project to design 60th Street north to an urban standard in 2008. 60th Street north is classified as an arterial on the Sioux Falls Major Street Plan. Arterial streets are designed to carry a large volume of traffic at higher speeds. Within the city the function of arterials is to facilitate the movement of goods and people with few obstructions. Current engineering design standards limit direct access onto arterial streets. The applicant has provided access on the western portion of the site to avoid access conflicts in the future. The access point to the site will be required to be from an interior street as direct access is not allowed under City Engineering design standards.

The applicant is willing to provide a 25 foot front yard along 60th Street North. Additionally, the applicant has accommodated yard area along the west side of the building providing for room for a 25-foot front yard, if a future street is approved. Landscaping depicted on the site plan includes nine new tree plantings on the site. There are existing trees along the southern portion of the eastern property boundary.

The parking depicted includes a total of 17 stalls. The current parking requirement is calculated based on the number of employees on the maximum shift. The site plan depicts ample parking for cars in an asphalt parking area south of the building and equipment and truck parking in a gravel lot area north of the building.

The applicant has provided photos of buildings of similar character. The photo depicts a pitched roof with asphalt shingles. Building materials include a brick wainscot. Sign and lighting information have not been provided.

The impacts of the single contractor's shop are minimal. However, the creation of a new industrial park would create significant impact. Prior to any further development, the full 34 acre parcel should be annexed into the city.

Recommendation

Because the subject application allows for development which accommodates orderly growth of the urban area and is in conformance with the 2015 Growth Plan, staff recommended approval of the conditional use permit with the following stipulations:

- 1) An application for annexation shall be provided to the City of Sioux Falls prior to any grading work, construction, and commencement of the business.
- 2) The property shall adhere to all design standards for the City of Sioux Falls (including initial grading).
- 3) The access point to the site will be designed to accommodate future access from an interior street as direct access is not allowed under City Engineering design standards.

Public Testimony

Jan Muilenburg with Viereck Commercial spoke on behalf of the petitioner. She stated that the petitioner had met with city staff and was in agreement with the stipulations. They are planning

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to move forward with the annexation process and will construct the site to city standards.

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

Based on the staff report and public testimony a motion was made for the County by Cypher and seconded by Rogen to approve conditional use permit #06-17 with the conditions as stated. The motion passed unanimously. Same motion for the City by Costello and seconded by Van Veldhuizen. The motion passed unanimously.