

**MINUTES OF THE JOINT MEETING
MINNEHAHA COUNTY & SIOUX FALLS PLANNING COMMISSIONS
January 22, 2007**

A joint meeting of the County and City Planning Commissions was held on January 22, 2007 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 Rogan, Don South, and Wayne Steinhauer.

CITY PLANNING COMMISSION MEMBERS PRESENT: Theresa Boysen, Ken Dunlap, Meredith Larson and David Van Veldhuizen.

STAFF PRESENT: Scott Anderson, and Pat Herman – County Planning;
Shawna Goldammer – City Planning

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

CONSTENT AGENDA

There being no objections from the Planning Commission or the audience, a motion was made for the County by Bunde and seconded by Rogan to approve the consent agenda. The motion passed unanimously. Same motion for the City by Boysen and seconded by Van Veldhuizen. The motion passed unanimously.

ITEM 1. APPROVAL OF MINUTES –August 28, 2006 meeting.

A motion was made for the County by Bunde and seconded by Rogan to approve the minutes. The motion passed unanimously. Same motion for the City by Boysen and seconded by Van Veldhuizen. The motion passed unanimously.

ITEM 2. CONDITIONAL USE PERMIT #07-09 to amend CUP#03-35 to allow vehicle sales.

Legal Description - Tr. 1 Wittelms 2nd Addn. NW1/4 NW1/4 in Section 22-T101N-R50W

Location - 400 S. Ellis Road Intersection of W. 12th St. and Ellis Rd.

Petitioner / Owner- Jeremiah Christensen / Douglas Langdon

General Information

Present Zoning - I-1 Light Industrial
Exiting Land Use - Motor Vehicle Repair
Parcel size- <1 Acre

Report by: Shawna Goldammer, City Planning

Staff Analysis

In May of 2003 the joint Planning Commissions approved a conditional use permit allowing motor vehicle repair shop (including customizing) at this location with the following conditions:

1. The operation shall conform to the site plan submitted as part of the application with the addition of screened outdoor storage area.
2. All outside storage of parts, materials and disabled or damaged vehicles shall be screened fro the public view by a screening fence. The fence shall be earth-tone in color and have a minimum opacity of 90% maintained over the full height of the fence.
3. No scrap materials or dismantled vehicles shall accumulate on the property. Any waste containers, such as dumpsters, shall be screened from public view.

The applicant is requesting to include motor vehicle display and sales on the subject property, thereby amended the approved conditional use permit.

The site is located at the southeast corner of West 12th Street and Ellis Road. The property to the north is zoned commercial with agricultural land uses, to the east is unimproved in the I-1, Light Industrial, to the west is agricultural beyond the Ellis Road and to the south is also zoned I-1, Light Industrial with allowed uses.

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 addition of car sales in the neighborhood should not interfere with use and enjoyment of surrounding properties. As noted in the previous staff report, the site is only inclusive of the northern 66 feet of the tract indicated on the application as the legal description. Therefore the car sales are only allowed as noted on the applicants site plan, and are reflected as an accessory use to the repair shop.

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

The area is currently improved with paved parking. The area is planned for commercial uses as indicated on the 2015 future land use map. The addition of display vehicles will not hinder normal and orderly development for uses in the area.

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

Access to the property is currently via Ellis Road. Additional improvements are not indicated.

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

The required parking on the site must be provided, and any display areas are additional paved areas. The site plan reflects required spaces and five display spaces along the south boundary of the leased area.

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.

The areas indicated for display are being utilized for parking. However, the vehicles displayed for sale should be licensed and operational. Junk vehicles should not be displayed or offered for sale on the site. **(Condition of approval)**

Recommendation

Staff finds the request for motor vehicle display and sales compatible with the existing development. The Planning Departments, therefore, recommend **approval** of the Conditional Use Permit #07-09, amending permit #03-35 with the following conditions:

- 1) The operation shall conform to the site plan submitted as part of the application with the addition of screened outdoor storage area.
- 2) All outside storage of parts, materials and disabled or damaged vehicles shall be screened from the public view by a screening fence. The fence shall be earth-tone in color and have a minimum opacity of 90% maintained over the full height of the fence.
- 3) No scrap materials or dismantled vehicles shall accumulate on the property. Any waste containers, such as dumpsters, shall be screened from public view.
- 4) No more than five (5) vehicles will be displayed on the site at any given time. The vehicles displayed for sale shall be operational and licensed.
- 5) No vehicles shall be parked in the required 15 foot landscape buffer (rocked area) along Ellis Rd.
- 6) Conditional Use Permit #07-09 shall only be approved for the applicant, Jeremiah Christensen.

Based on the staff report, a motion for the County was made by Bunde and seconded by Rogan to approve conditional use permit #07-09 with the conditions as stated. The motion passed unanimously. Same motion for the City by Boysen and seconded by Van Veldhuizen. The motion passed unanimously.