

**MINUTES OF THE JOINT MEETING  
MINNEHAHA COUNTY & SIOUX FALLS PLANNING COMMISSIONS  
March 26, 2007**

A joint meeting of the County and City Planning Commissions was held on March 26, 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 Rogen, Don South, Wayne Steinhauer and Carol Twedt.

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

STAFF PRESENT: Scott Anderson, Phil Kappen, 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.

**APPROVAL OF THE CONSENT AGENDA**

A motion was made for the City by Schmidt and seconded by Van Veldhuizen to approve the consent agenda. The motion passed unanimously. Same motion for the County by O'Hara and seconded by Rogen. The motion passed unanimously (Steinhauer absent).

**ITEM 1. MINUTES – Minutes of the February 26, 2006 meeting.**

Item 2 was deferred from the March 26<sup>th</sup> meeting.

**ITEM 2. CONDITIONAL USE PERMIT # 07-11 to allow the transfer of two residential building eligibilities.**

From - S1/2 SW1/4 NE1/4 & from the NW1/4 SE1/4 in Section 29-T101N-R48W  
To - NE1/4 SE1/4 in Section 29-T101N-R48W  
Location - 3/4 mile east of Sioux Falls  
Petitioner / Owner- O'Hanlon LLC

**General Information**

Present Zoning - A-1 Agricultural  
Existing Land Use - Agriculture  
Parcel size- 40 Acres

**Report by:** Pat Herman

**Staff Analysis**

The proposed building site is located a mile east of Sioux Falls and is adjacent to River Bluff Road. The surrounding properties are zoned A-1 Agricultural, as is the subject property. Abutting the site to the north is O'Hanlon Addition, a residential subdivision of eleven lots. There are additional residential units further north as well as Arrowhead Park. To the east is the residential subdivision known as Rollinger's Addition and Pine Lake Subdivision is south of this site. The proposed site is shown as single family residential on the 2015 Growth Plan.

The petitioner is requesting a transfer of two residential building eligibilities. The receiving quarter-quarter has one building eligibility so a total of three eligibilities would be available for development.

**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 area of the County is heavily developed with rural residences and the addition of three more

dwelling units should not negatively impact the existing development.

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

This area is shown on the 2015 Growth Plan for single family development and the petitioner has submitted a preliminary subdivision plan (Item 4) to ensure these three lots are compatible with the future growth expected in this area.

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

The lots will be served by septic systems until such time as the City of Sioux Falls can provide sewer service. There is rural water in the area and the petitioner will need to work with the City Public Works department to obtain hook-up permits. Access to the lots will be from a new road which will be platted along the south side of the lots.

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

The lots are sufficient in size to meet all parking requirements for a single family dwelling.

**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.**

Single family dwellings should not generate odor, fumes, dust, noise, vibration, or lighting at levels that would constitute a nuisance.

**Recommendation**

The Planning Staffs found the request to be in conformance with the 2015 Growth Plan and recommended approval of Conditional Use Permit #07-11 with the following condition:

The lots shall be platted and a right-to-farm notice filed on the deed each lot prior to the issuance of a building permit.

Based on the staff report, a motion was made for the City by Schmidt and seconded by Van Veldhuizen to approve the Conditional Use Permit #07-11 with the condition as stated. The motion passed unanimously. Same motion for the County by O'Hara and seconded by Rogen. The motion passed unanimously.

Item 3 was deferred from the February 26<sup>th</sup> meeting.

**ITEM 3. PRELIMINARY SUBDIVISION PLAN # 07-1 O'Hanlon Addition Phase 2  
(Tracts 12-14)**

Legal Description – A Portion of the NE1/4 SE1/4 of Section 29-T101N-R48W

Location - ¾ mile east of Sioux Falls

Petitioner / Owner- Gerald Johnson, O'Hanlon LLC

**General Information**

Present Zoning - A-1 Agricultural

Existing Land Use - Agricultural

Parcel size- Approximately 4.3 acres (each lot = 1.04 acres)

**Staff Analysis**

The site is located ¾ mile east of Sioux Falls, south of Arrowhead Park. The proposed subdivision is adjacent to O'Hanlon Addition to the south. Land use in the area is agricultural with scattered rural residential acreages and a community park.

The application is to allow a rural residential subdivision of three lots south of the existing O'Hanlon Addition.

**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 south third of this Section is already a rural residential subdivision, and property development in the immediate vicinity of the proposed subdivision is also rural residential in character.

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

The 2015 Growth Plan Land Use Map indicates low density residential development of this whole Section. Although the proposed subdivision plan is reasonable in location and layout, staff has advised the Applicant to consider planning concepts for future phases of this subdivision before submitting the next Preliminary Subdivision Plan application.

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

The Plan submitted indicates E. 33<sup>rd</sup> Street will be constructed for access to the three lots from River Bluff Road and water service connections will be included. An existing Conditional Use Permit for O'Hanlon Addition allows for three additional lots to be served by the Lincoln County Rural Water System. Water systems are to be installed to City of Sioux Falls Engineering Design Standards.

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

Single-family residential zoning and parking regulations apply to future lot development.

**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.**

Minnehaha County zoning and subdivision regulations apply to lot development for building construction, lighting, and noise and dust control.

**Recommendation**

The Planning Departments recommended approval of Preliminary Subdivision Plan # 07-01 with the following conditions:

- 1) Water systems are to be installed to City of Sioux Falls Engineering Design Standards.
- 2) Approval of the Preliminary Subdivision Plan is only for Tracts 12, 13 & 14.

Based on the staff report, a motion was made for the City by Schmidt and seconded by Van Veldhuizen to recommend approval of Preliminary Subdivision Plan # 07-01 with the conditions as stated. The motion passed unanimously. Same motion for the County by O'Hara and seconded by Rogen. The motion passed unanimously.