

**MINUTES OF THE JOINT MEETING
MINNEHAHA COUNTY & SIOUX FALLS PLANNING COMMISSIONS
August 27, 2007**

A joint meeting of the County and City Planning Commissions was held on August 27, 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: Theresa Boysen, Ken Dunlap, Meredith Larson, and David VanVeldhuizen.

STAFF PRESENT: Scott Anderson, Phil Kappen, and Pat Herman – County Planning;
Steve Randall – City Planning
Gordy Swanson, Office of the State's Attorney

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

CONSENT AGENDA

A motion was made for the City by VanVeldhuizen and seconded by Boysen to approve the consent agenda. The motion passed unanimously. Same motion for the County by O'Hara and seconded by Bunde. The motion passed unanimously.

ITEM 1. MINUTES – July 23, 2007

A motion was made for the City by VanVeldhuizen and seconded by Boysen to approve the minutes. The motion passed unanimously. Same motion for the County by O'Hara and seconded by Bunde. The motion passed unanimously.

ITEM 2. CONDITIONAL USE PERMIT # 07-67 to exceed 1200 sq. ft. of accessory building area (2000 sq. ft. requested).

Legal Description - Lot 3 Inberg's Subd. Of Riggs Tract 1 W1/2 SE1/4 in Section 7-T101N-R48W
Location - 1305 N. Edsel Drive 1/2 mile east of Sioux Falls
Petitioner / Owner- George Williamson

General Information

Present Zoning - A-1 Agricultural
Existing Land Use - Residential
Parcel size- 1.60 Acres

Report by: Phil Kappen

Staff Analysis

The subject property is located on approximately 1 mile east of Sioux Falls to the north of Madison Street. To the west, south and east are residential lots and agricultural land lies to the north. The property is shown as existing development in the Sioux Falls 2015 Plan and the surrounding land is planned for future single-family residential. The petitioner has applied for a conditional use permit to construct a 2000 square foot accessory building on the 1.6 acres lot. The building will be used strictly for the petitioner's own residential storage.

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.

A number of the properties in the area already have larger accessory buildings that that proposed by the petitioner. Properties in the near vicinity have accessory building totals ranging from 144 square feet to 5760 square feet. The property immediately to the east of the subject property has a total of 2632 square feet of accessory buildings. The proposed structure will conform with the accessory structure sizes that are predominant in the area. The approved use on the property is

for single-family residential. No other uses have been approved.

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

The lots in the near vicinity have already been built out. There will be little additional development in the area until annexed by the city of Sioux Falls.

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

Access to the property is via Edsel Drive, a publicly-dedicated right-of-way which comes off E. Madison Street.

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

There is ample space on the lot for the off-street parking requirements of a single-family residence. No commercial uses are approved for this property.

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 little odor, fumes, dust or noise from the allowed single-family residential uses. Any outside lighting should be of a shoe box style that prevents light spillage beyond the property boundaries.

Recommendation

Staffs find that the proposed building conforms with the types of buildings found on abutting properties. Staffs recommended **approval** of Conditional Use Permit #07-67 with the following conditions:

1. The property is approved for the construction of accessory buildings totaling no more than 2400 square feet.
2. The building shall be used strictly for the petitioner's own residential-related storage. No commercial uses or commercial storage are allowed on the site.
3. All outside lighting shall be of a shoebox style that directs light downward and prohibits the spillage of light beyond the property boundaries.

Based on the staff report, a motion was made for the City by VanVeldhuizen and seconded by Boysen to approved Conditional Use permit #07-67 with the conditions as stated. The motion passed unanimously. Same motion for the County by O'Hara and seconded by Bunde. The motion passed unanimously.