

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

A joint meeting of the County and City Planning Commissions was held on October 22, 2007 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, and Wayne Steinhauer.

CITY PLANNING COMMISSION MEMBERS PRESENT: Theresa Boysen, Meredith Larson, Lynette Olson and Jessie Schmidt.

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.

**ITEM 1. MINUTES – September 24, 2007**

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

**ITEM 2. REZONING # 07-07 from A-1 Agricultural to RS-2 Residential.**

Legal Description - Lots 19 & 20 Block 2 Sioux Gardens Subdivision in Section 22-  
T102N-R49W

Location - ¼ mile north of Sioux Falls

Petitioner / Owner- Gary Van Regenmorter

**General Information**

Present Zoning - A-1 Agricultural  
Exiting Land Use - Vacant Residential  
Parcel size- 0.42 Acre

**Report by:** Pat Herman

**Staff Analysis**

This petition is a request to rezone two small lots from A-1 Agricultural to RS-2 Residential. The lots are located in the Sioux Gardens Subdivision, a residential development situated on the east side of 475<sup>th</sup> Ave. (Cliff Ave.), a half mile north of the Sioux Falls city limits. The land to the north and east of this subdivision is zoned A-1 Agricultural and is in agricultural production. Properties to the west and south are developed residential subdivisions and are zoned both RS-1 and RR Rural Residential. The 2015 Growth Plan depicts the Sioux Gardens Subdivision as existing residential development and projects additional single family dwelling development adjacent to the east.

The Sioux Gardens seventy lot subdivision was platted for residential development in 1952. Lot 20 (western lot) has a lot size of 70 x 140 and Lot 19 is smaller at 60 x 140. Lot 19 is a corner lot, at the intersection of Beverly St. and End St. With the property zoned A-1 Agricultural, a front yard setback of 30 feet is required from each street as well as a 7 foot side yard setback.

The petitioner would like to rezone both Lots 19 & 20 so that the two lots can be replatted, creating a 65 foot width for each lot. With RS-2 zoning, the side yard setback is reduced to 5 feet, and the front yard setback to 25 feet. This zoning district also allows the front yard setback along the side street side (in this case End St.) of a corner lot to be reduced to 20 feet. The end result will be two lots on which a marketable house can be constructed.

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In April 2007, a petition to vacate End St. was heard before a joint meeting the City Council and County Commission. The vacation was requested in order to be able to build on Lot 19, the corner lot. The Engineering Division of Public Works, supported by the County Planning Department, recommended denial of the request as the vacation would result in two dead end streets (Beverly & Carol Sts.), the existing sanitary sewer and water lines within the End St. right-of-way, and the unplanned future development for the land to the east. The City Council voted to deny the street vacation, the County Commission took no action, and the request to vacate failed. There was further discussion that solutions should be explored to find alternative building options.

The joint planning staff considers the rezoning of Lots 19 & 20 to be a viable solution, resulting in two lots on which houses which are compatible with contemporary building design can be constructed. The rezoning request is congruent with the surrounding land uses and current zoning.

**Recommendation**

The joint planning staff recommended approval of Rezoning #07-07 from A-1 Agricultural to RS-2 Residential.

A motion was made for the City by Schmidt and seconded by Olson to recommend approval of Rezoning #07-07. The motion passed unanimously. Same motion for the County by Bunde and seconded by O'Hara. The motion passed unanimously