

**MINUTES OF THE JOINT MEETING
MINNEHAHA COUNTY & SIOUX FALLS PLANNING COMMISSIONS
January 26, 2009**

A joint meeting of the County and City Planning Commissions was held on January 26, 2009 at 7:00 p.m. in the Commission Room of the Minnehaha County Administration Building.

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Mike Cypher, Dick Kelly, Susie O'Hara, Becky Randall, Mark Rogen, Don South, and Wayne Steinhauer.

CITY PLANNING COMMISSION MEMBERS PRESENT: Teresa Boysen, Ken Dunlap, Darla Erb, Meredith Larson, and Lynette Olson.

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

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

CONSENT AGENDA

There being no objects, a motion was made for the City by Olson and seconded by Erb 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.

ITEM 1. MINUTES – November 24, 2008

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

ITEM 2. CONDITIONAL USE PERMIT #09-03
To allow a welding shop.

General Information

Legal Description - S586.7' lot 1 (ex H-1) Husky Oil Tract 1 SE ¼ SE ¼ in Section 25-T02N-R50W
Location – 5001 Harvestore Rd. northwest end of Sioux Falls
Petitioner / Owner- Mike Trewin / Terry Boxdofer
Present Zoning - C Commercial
Existing Land Use - Commercial
Parcel Size - 2.76 Acres

Report by: Scott Anderson

Staff Analysis

The applicant has requested a Conditional Use Permit to allow for the operation of a welding shop. There is an existing structure, parking area and storage area on the site. On January 13, 2009, staff conducted a site visit. Staff discussed the proposed business use of the site with the applicant. Mike Trewin indicated that some retail material would be displayed outside, but the production stock would either be kept inside the building or within the fenced area on the north side of the structure.

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.

Other retail and service businesses have been located on the subject property over the years with no apparent negative impacts on surrounding properties. The general area has development as a commercial/industrial area, as it is located at an interstate interchange.

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

The proposed use should not impact normal and orderly development and improvement of the surrounding vacant properties. The predominate use of the general area is for commercial/industrial activities. The applicant's proposed use will blend in well with the existing uses.

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

All required utilities have been provided to the site. The subject property has access from North Harvestore Road. Harvestore Road is a gravel road. Should Harvestore Road be hard surfaced, the applicant shall hard surface the driveway to the business and parking area.

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

The applicant meets the off-street parking requirements for the existing business. The parking area is now primarily gravel. There is a small area of pavement in front of the building. A gravel parking area meets the ordinance, however, if Harvestore Road is hard surfaced, the applicant shall be required to hard surface the driveway and parking 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 applicant will be conducting a business that will produce noise and perhaps dust. The area is located within in commercial area and should not be out of line with noises typically found in a commercial area.

Staff finds that the proposed use is appropriate for this industrial area. The recommended conditions of approval will ensure that harmonious development will occur.

Recommendation

Staff recommended approval of Conditional Use Permit #09-03 to allow for a welding shop with the following conditions.

- 1) That no material or stock be stored outside the screened area on the north side of the building. The 6 foot high screening fence shall provide at least 90% opacity over the full height of the fence.
- 2) That the business operator obtains and maintains a South Dakota sales tax license.
- 3) Any new exterior lighting shall be shoe box style that directs the lighting downward and that no light spill out past the property boundaries.
- 4) The applicant shall maintain a minimum of ten (10) off street parking spaces and one

- (1) loading space.
- 5) That all welding take place within the building to reduce noise and light pollution. All required fire and building codes must be met.
- 6) All signs must meet the requirements of Article 16 of the Minnehaha County Zoning Ordinance.
- 7) The applicant shall be required to hard surface the driveway to the business and parking area within one (1) year of Harvestore Road being hard surfaced.

Action

Based on the staff report, a motion was made for the City by Olson and seconded by Erb to **approve** Conditional Use Permit #09-03 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.