

**MINUTES OF THE JOINT MEETING
MINNEHAHA COUNTY & SIOUX FALLS PLANNING COMMISSIONS
January 23, 2012**

A joint meeting of the County and City Planning Commissions was held on January 23, 2012 at 7:00 p.m. in the Commission Room of the Minnehaha County Administration Building.

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Susie O'Hara, Mike Cypher, Bonnie Duffy, Mark Rogen, Gerald Beninga, Wayne Steinhauer and Becky Randall.

CITY PLANNING COMMISSION MEMBERS PRESENT: Meredith Larson, Andi Anderson, Denny Pierson, Ken Dunlap and Jessie Schmidt.

STAFF PRESENT:

Scott Anderson, Pat Herman, Ryan Streff and Dustin Powers - County Planning
Jeff Schmitt – City Planning
Kersten Kappmeyer – Office of the State's Attorney

The County Planning Commission Chair Susie O'Hara presided over the meeting. The City Planning Commission was Chaired by Ken Dunlap.

ITEM 1. Approval of Minutes – October 24, 2011

A motion was made for the City by Schmidt and seconded by Larson to **approve** the meeting minutes from October 24, 2011. The motion passed unanimously. Same motion for the County by Rogen and seconded by Steinhauer. The motion passed unanimously.

ITEM 2. REZONING #12-02 from A-1 Agriculture to RS-1 Residential.

Petitioner: City of Sioux Falls

Property Owner: Sioux Falls School District

Location: West side of Sioux Falls

General Information

Legal Description – NE ¼ NW ¼ in Section 11-T101N-R50W

Present Zoning – A-1 Agricultural

Existing Land Use - Agriculture

Parcel Size – 40 Acres

Staff Report: Dustin Powers

Staff Analysis

The subject property is located on the south side of W. Maple Street between Marion Road and Lamesa Drive. The city limits of Sioux Falls are ½ mile east of the subject property. The property is currently zoned A-1 Agriculture and has been used for crop farming. All of the land surrounding the subject property is currently zoned A-1 Agricultural. This request is to rezone the property from A-1 Agricultural to RS-1 Residential for the future development of a middle school with an elementary school, park, and fire station coming to this location in the future.

The 2035 Future Land Use Plan for Sioux Falls indicates that this is the site for a future school, park, and fire station. According to the 2002 Revised Joint Zoning Ordinance, schools are not an allowable use within the A-1 Agricultural Zoning District, thus the need to rezone the property. The RS-1 Residential Zoning District provides the supportive zoning district for what is planned for the subject property. It will allow for public schools, parks, and public service facilities, all of which are planned for this area in the future, according to the 2035 Future Land Use Plan for Sioux Falls. Staff from both planning departments met on January 6, 2012 and agreed that this is in accordance with the future plans of this area.

Access to the property would be from a collector street on the west side of the property. Additional collector streets will be developed on the east and south sides of the property as development continues.

Recommendation

The joint planning staff finds that the property is situated in an area which is undergoing a transition from its origins of rural housing to urban development. The joint staff recommended approval of Rezoning #12-02 from A-1 Agricultural to RS-1 Residential.

Action

A motion was made for the City by Schmidt and seconded by Larson to **recommend approval** of Rezoning #12-02 from A-1 Agricultural District to RS-1 Residential District. The motion passed unanimously. Same motion for the County by Rogen and seconded by Steinhauer. The motion passed unanimously.

REZONING #12-02 – APPROVAL RECOMMENDED

Old Business

No Items.

New Business

No Items.

Adjourn

A motion was made for the City by Pierson and seconded by Anderson to **adjourn** the Joint Sioux Falls/Minnehaha County Planning Commission meeting. The motion passed unanimously. Same motion for the County by Rogen and seconded by Steinhauer. The motion passed unanimously.