

**MINUTES OF THE JOINT MEETING
MINNEHAHA COUNTY & SIOUX FALLS PLANNING COMMISSIONS
August 27, 2012**

A joint meeting of the County and City Planning Commissions was held on August 27, 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, Gerald Beninga and Becky Randall.

CITY PLANNING COMMISSION MEMBERS PRESENT: Meredith Larson, Ken Dunlap, Denny Pierson and Nick Sershen.

STAFF PRESENT:

Scott Anderson, Pat Herman, Ryan Streff and Dustin Powers - County Planning
Jeff Schmitt – City Planning

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

ITEM 1. Approval of Minutes – May 21, 2012

A motion was made for the City by Larson and seconded by Pierson to **approve** the meeting minutes from May 21, 2012. The motion passed unanimously. Same motion for the County by Cypher and seconded by Randall. The motion passed unanimously.

ITEM 2. Conditional Use Permit #12-35 to allow the transfer of 1 residential building eligibility from W1/2 SW1/4 (EX TR 1A ERICKSON SUB & EX E-1 & E-5 & EX PT N516.7 S1881.2 W OF RY) & W1/2 NW1/4 (EX RY, H-1, H-2 & EX ERICKSON TRS A, B & C) Section 29T102N-R49W to PT N 516.7' S 1881.2'SW 1/4 W OF RY Section 29T102N-R49W

Petitioner: Karen & Charles Schmidt

Property Owner: same

Location: north edge of Sioux Falls

General Information

Present Zoning –A-1 Agricultural

Existing Land Use - farming/residential

Parcel Size – 20 Acres

Report by: Pat Herman

Staff Analysis

This conditional use permit is a request to transfer one residential building eligibility. The property is located just north of 60th Street north in the joint zoning district. The dominate land use of the surrounding area is agricultural with scattered acreages. The Sioux Falls airport is to the south of this site. The transfer of the eligibility is to a parcel that has one single family home. The petitioners wish to place a second home on this site for a family member.

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 petitioner's request to transfer a building eligibility will not increase the number of dwellings allowed under density zoning. The transfer will move the eligibility from pasture to pasture.

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

There should be no major effect upon the normal and orderly development of the area. There is a one additional house further to the north which is also owned by the petitioner.

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

The construction of new dwelling unit is required to be in conformance with the County's zoning, septic and building code. No driveway permit is needed as the new house will have access to the existing driveway which exits onto 60th Street North.

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

This is sufficient space to meet any parking needs for a single family home.

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.

These should not be at a level as to constitute a nuisance.

Recommendation

Joint staff finds that the requested transfer is in conformance with the zoning ordinance and recommended approval of Conditional Use Permit #12-35.

Action

A motion was made for the City by Larson and seconded by Pierson to **approve** Conditional Use Permit #12-35. The motion passed unanimously. Same motion for the County by Cypher and seconded by Randall. The motion passed unanimously.

Old Business

No Items.

New Business

No Items.

Adjourn

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