

**MINUTES OF THE JOINT MEETING  
MINNEHAHA COUNTY & SIOUX FALLS PLANNING COMMISSIONS  
July 27, 2015**

A joint meeting of the County and City Planning Commissions was held on July 27, 2015 at 7:00 p.m. in the Commission Room of the Minnehaha County Administration Building.

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Mike Cypher, Doug Ode, Becky Randall, Jeff Barth, and Wayne Steinhauer.

CITY PLANNING COMMISSION MEMBERS PRESENT: Larry Luetke, Denny Pierson, Kurt Johnson, Andi Anderson, and Sharon Chontos.

**STAFF PRESENT:**

Scott Anderson, Kevin Hoekman, and David Heinold - County Planning  
Sara Show – Office of the State’s Attorney  
Diane de Koeyer – City Planning

The County Planning Commission Chair Wayne Steinhauer presided over the meeting. The City Planning Commission was chaired by Andi Anderson.

**CONSENT AGENDA**

Scott Anderson, Planning Director, requested that Item #2 be placed on the regular agenda for deferral to August 24, 2015 joint planning commission meeting because there were four landowners who were not notified of the meeting date and time. Item #2 was moved to the regular agenda.

A motion was made to **approve** the consent agenda consisting of Item #1 for the City by Commissioner Johnson and seconded by Commissioner Pierson. The motion passed unanimously. Same motion was made for the County by Commissioner Cypher and seconded by Commissioner Barth. The motion passed unanimously.

**ITEM 1. Approval of Minutes – June 22, 2015**

A motion was made for the City by Commissioner Johnson and seconded by Commissioner Pierson to **approve** the meeting minutes for June 22, 2015. The motion passed unanimously. Same motion was made for the County by Commissioner Cypher and seconded by Commissioner Barth to **approve** the meeting minutes for June 22, 2015. The motion passed unanimously.

## **REGULAR AGENDA**

### **ITEM 2. CONDITIONAL USE PERMIT #15-46 to allow two Communications Towers on the property legally described as Tract 1A Dunn's Addition, SE1/4 SE1/4, Section 19-T101N-R48W.**

Petitioner: Sioux Falls Adventist Church (Pastor Dragos Profir)

Property Owner: Dakota Conference Corporation

Location: 7100 E. 26th St. Approximately 0.5 miles east of Sioux Falls

Staff Report: Scott Anderson

This would allow two Communications Towers.

#### **General Information:**

Legal Description – Tract 1A of Dunn's Addition, Section 19, Township 101N, R48W

Present Zoning – A1 Agriculture

Existing Land Use – Church

Parcel Size – 22.50 acres

**Staff Report:** Scott Anderson

**Staff Analysis:** The applicant is requesting a conditional use permit to install a 55 foot tall and a 65 foot tall communication tower. The owner, Sioux Falls Adventist Church, is proposing these two radio towers in conjunction with the operation of 24/7 100 watt radio station broadcasting at 92.9 FM. The towers will both be of a lattice type and constructed on the north side of the existing church and east of the parking lot. The applicant has provided a narrative explaining why they chose a lattice tower and this location. Design specifications of the tower and a site plan is included for the Planning Commission's review.

On July 2, 2015, staff conducted a site inspection. The area to the west consists of the Split Rock Heights 3<sup>rd</sup> Addition. There are three (3) homes visible from the proposed towers. The closest house is approximately 300 feet away. The area to the southwest is located within the city limits of Sioux Falls and is the location of the growing subdivision of Copper Creek. Copper Creek Subdivision is located more than 1,000 feet away. The area to the north and east is open, rolling fields at this time.

#### **Conditional Use Criteria:**

**1) The impact of the proposed use on adjacent properties shall be a major consideration. The proposed use should be generally compatible with adjacent properties and other properties in the district.**

It is unlikely that the erection of two (2) broadcast towers will impede on the use of the adjacent properties. Any typical residential activities could occur in the area with or without the broadcast towers being situated several hundred feet away. At the proposed height, there is no risk that tower failure would lead to the towers falling onto anyone's property other than the church's property. Any agricultural activities to the north and east would be able to be continued without any interference by the towers.

**2) Measures shall be taken to ensure that the proposed use does not alter the general character of the area or neighborhood.**

The applicant has not indicated any measures to reduce the impact on the general character of the area or neighborhood. Large cell towers, however, are now commonplace throughout Sioux Falls and the outlying community. It could be argued that communication towers may even be typical in most neighborhoods.

**3) The effects of noise, odor, traffic, air and water pollution, and other negative factors shall be eliminated or controlled through the use of screening, setbacks, and orientation.**

The proposed use will not create any noise, odor, traffic, air or water pollution. The location of the tower behind the church will provide some screening from the road and the subdivision to the southwest. The applicant has a grove of recently planted spruce trees along the north boundary of the parking lots. Currently these trees are approximately 4 to 5 feet tall and well established. Eventually the trees will provide some additional screening.

**4) The proposed use shall not adversely affect the public.**

The proposed use should not adversely affect the public. The proposed use will have very minimal impact on the public. The public will be able to see the tower, but it use will not generate noise or traffic which could impact the public.

While generally the Planning Commission has preferred mono-pole towers, there have been lattice towers allowed such as at the SDN Communication facility on LaMesa and the electrical substation at the terminus of N. Ellis Road. Given the limited height of the towers, staff can support lattice structures.

**Recommendation:** Staff recommends **approval** of Conditional Use Permit #15-46 with the following conditions:

1. That only two (2) radio broadcast towers shall be allowed. The towers may be of a lattice design. One tower shall not exceed 55' in height and the second tower shall not exceed 65' in height.
2. The applicant shall install and maintain a 6' high security fence around the perimeter of the towers and post a no trespassing sign on the fence.
3. That prior to construction of the towers, building permits be obtained.
4. That the location of the towers conform with the site plan dated July 1, 2015.

**ACTION**

A motion was made to **defer** Item #2 to the August 24, 2015 joint planning commission meeting for the City by Commissioner Pierson and seconded by Commissioner Johnson. The motion passed unanimously. Same motion was made for the County by Commissioner Barth and seconded by Commissioner Ode. The motion passed unanimously.

**Old Business**

None.

**New Business**

None.

**Adjourn**

A motion was made to **adjourn** for the City by Commissioner Johnson and seconded by Commissioner Pierson. The motion passed unanimously. Same motion was made for the County by Commissioner Barth and seconded by Commissioner Cypher. The motion passed unanimously.