

MINUTES
JOINT MEETING LINCOLN COUNTY and SIOUX FALLS PLANNING COMMISSIONS
7:00 pm June 9, 2010
Commissioners' Room- Lincoln County Courthouse

A joint meeting of Lincoln County and Sioux Falls Planning Commissions was held on June 9, 2010 at 7:00 pm in the Commissioner's Room of the Lincoln County Court House.

Lincoln County Planning Commission members present were: June Nusz, Darrel Sogn, Craig Andersen, Ron Larson and Commissioner Dave Gillespie. Chad Nelson, Dick Portz and Commissioner Jason Melcher were absent.

Sioux Falls Planning Commission members present: Pam Breidenbach, Jesse Schmidt, Mike Roth and Steve Gaspar

Staff Present: Lincoln County: Paul Aslesen, Laurie Powell
Sioux Falls: Steve Randall

Lincoln County Planning Commission Chairperson June Nusz chaired for the County. Sioux Falls Planning Commission Member Pam Breidenbach chaired for the City of Sioux Falls.

ITEM 1. APPROVAL OF MINUTES

A motion to approve the minutes of May 12, 2010 was made for the County by Andersen and seconded by Larson. A motion to approve for the City was made by Roth and seconded by Gaspar. The motions were unanimous.

ITEM 2. APPROVAL OF AGENDA

A motion to approve the Agenda for June 9, 2010 for the County was made by Sogn and seconded by Andersen. The same motion was made for the City by Roth and seconded by Schmidt. The motions were unanimous.

ITEM 3. CONDITIONAL USE #10-CUP-002-JJ The purpose is to allow for construction of an accessory building of 1800 Square feet.

Legal Description – Tract 18, Whispering Ridge Estates, S1/2 SW1/4, Section 22, Township 100N, Range 49W, Lincoln County, South Dakota

Location – 27095 Misty Brook Place, Harrisburg, SD 57032

Petitioner/Owner – Patrick McDermott

General Information

Present Zoning – Rural Residential

Existing Land Use – Rural Residential

Parcel Size – 4.426 Acres

Report By: Paul Aslesen, Director of Lincoln County Planning and Zoning

Staff Analysis:

- 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.**

No adverse effect is anticipated with the construction of an accessory building of 1800 square feet.

Applicant has indicated that he is concerned about the aesthetics of the building and his property and has already planted trees etc to enhance his property.

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

The Whispering Ridge Estates subdivision is a prosperous, almost completely developed area utilized by single family homes, attached garages and accessory structures.

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

The preliminary plan and final plan have been accepted by Lincoln County. All requirements for roads, drainage are in place and being utilized.

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

Not applicable.

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.

No nuisance issues are anticipated.

Recommendation:

Staff recommends approval with the following stipulation(s):

- 1. Structure will be used for personal storage and not for any commercial type use.*
- 2. Structure will be built in accordance with all setback and easement requirements as indicated by Article 4.08 page 11 of The 2006 Joint Jurisdiction Ordinance for Rural Residential set back requirements.*

Staff recommends approval with planning commission's favorable consideration of the suggested stipulations.

Action:

A motion to approve with stipulations listed above was made for the County by Andersen and seconded by Larson. The same motion was made for the City by Schmidt and seconded by Gaspar. The motions were unanimous.

Adjourn:

A motion to adjourn was made by Gillespie and seconded by Sogn for the County. The same motion was made for the City by Roth and seconded by Gaspar. The motions were unanimous.

Respectfully submitted by:

Laurie Powell

Deputy Director

Lincoln County Planning & Zoning