

MINUTES
JOINT MEETING LINCOLN COUNTY and SIOUX FALLS PLANNING COMMISSIONS
January 13, 2010
Commissioners' Room- Lincoln County Courthouse
7:00 pm

A joint meeting of Lincoln County and Sioux Falls Planning Commissions was held on January 13, 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, Chuck Molstad, Darrel Sogn, Craig Andersen, Dick Portz and Commissioner Dave Gillespie. Chad Nelson and Commissioner Jason Melcher were absent.

Sioux Falls Planning Commission members present: Ken Dunlap, Pam Breidenback, Darla Erb and Steve Gaspar

Staff Present: Lincoln County: Paul Aslesen, Laurie Powell and Gregg Thompson
Sioux Falls: Steve Randall and Sam Trebilcock

Lincoln County Planning Commission chairperson June Nusz presided over the meeting. Sioux Falls Planning Commission member Pam Breidenback chaired for the City.

ITEM 1. APPROVAL OF MINUTES – A motion to approve the minutes of July 8, 2009 for the County was made by Portz and seconded by Andersen. A motion to approve for the City was made by Gaspar and seconded by Dunlap. Motions were unanimous.

ITEM 2. APPROVAL OF AGENDA A motion to approve the agenda for the County was made by Molstad and seconded by Sogn. The same motion was made by Erb and seconded by Gaspar for the City. Motions were unanimous

ITEM 3. CONDITIONAL USE #09-CUP-003JJ The purpose is for displaying, selling, renting and servicing material handling equipment.

Legal Description – Lot 2 of Blk 1 Ex the S25' and Ex Lot H-3 of Morton's Addition located in the SE1/4 of Section 19, Township 100, Range 50, Lincoln County, South Dakota

Location – 27083 Morton Court Dr, Sioux Falls, SD

Petitioner/Owner – New Tec Inc represented by Barry Cahoon and John Byl working with Pat Wingen as per tentative lease agreement.

General Information

Present Zoning – "I" Industrial

Existing Land Use – Previous use was display, selling, rental and servicing of equipment. (Golf Carts and related equipment).

Parcel Size – 50,160 square feet

Report by:

Paul Aslesen

Staff Analysis

The parcel under consideration is located in an area known as Morton's Addition. Uses located in this addition are of a commercial and light industrial nature with no residential or agriculture properties within the immediate vicinity. The petitioner company is known as New Tec Inc based out of Hull, IA and provides to the public new and used material handling equipment through sales and rental. Service and repair work will also be provided at the Morton location as well as our customer's sites. New Tec Inc is in need of this site as the business has outgrown its present location. The petitioner indicates that New Tec is a company that has very high standards not only in the equipment they sell but in maintaining a professional image.

- 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.

Comments:

The proposed use blends in quite well and should not impact the use and enjoyment of the property in the area. This type of business will not impact property values in a negative way but should provide a positive effect to the area by utilizing existing vacant structures and land area.

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

Comment:

Commercial and light industrial type businesses have been situated on this site and abutting sites for many years without hindering the development of the area. No residential growth is evident or anticipated in this area.

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.

Comment:

No adverse effects should be produced by this use. Existing fencing will provide safeguarding of end product displays.

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

Comment:

All of the required infrastructure is in place. This area is well defined and located in close proximity to major road ways which will help to support this use.

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

Comment:

This is an existing site that meets the requirements for parking and loading.

Recommendation:

Staff recommends approval of Conditional Use Permit 09-JJ-CUP-003 for Motor vehicle sales, display and repair as indicated by Section 9.04 of the Joint Zoning Regulations. Staff recommends the following:

1. Signage meets the requirements of Article 17.00 On-Premise Signs
2. No storage of non-end items unless fence is at least 90% opacity over the full height of the fence.

A motion was made by Portz for Lincoln County to approve the Conditional Use Permit 09-003 with recommended stipulations. The motion was seconded by Anderson.

The same motion was made for the City by Gaspar and seconded by Erb. The motions were unanimous.

ITEM 4. JOINT CITY OF SIOUX FALLS AND LINCOLN COUNTY 2035 COMPREHENSIVE PLAN

Public Hearing 7:30 pm.

Sam Trebilcock presented the final plan of the 2035 Comprehensive Plan for approval by Lincoln County and the City of Sioux Falls.

The "Motion to Recommend for adoption" was made by Portz for the County, the motion was seconded by Sogn.

Same motion was made by Gasper for the City and was seconded by Erb. The motions were unanimous.

A motion to adjourn was made for the County by Andersen and seconded by Portz. The same motion was made by Dunlap for the City and was seconded by Erb. The motions were unanimous.

Meeting adjourned.

Respectfully submitted by:

Laurie Powell

Deputy Director

Lincoln County Planning & Zoning