

MINUTES
JOINT MEETING LINCOLN COUNTY and SIOUX FALLS PLANNING COMMISSIONS
7:00 pm May 12, 2010
Commissioners' Room- Lincoln County Courthouse

A joint meeting of Lincoln County and Sioux Falls Planning Commissions was held on May 12, 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 Jason Melcher. Chad Nelson and Dick Portz were absent.

Sioux Falls Planning Commission members present: Kent Metzger, Meredith Larson, Mike Roth and Steve Gaspar

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

Sioux Falls Planning Commission member Meredith Larson presided over the meeting. Lincoln County Planning Commission chairperson June Nusz chaired for the County

ITEM 1. APPROVAL OF MINUTES

A motion to approve the minutes of January 13, 2010 was made for the City by Metzger and seconded by Roth. A motion to approve for the County was made by Andersen and seconded by Sogn. The motions were unanimous.

ITEM 2. APPROVAL OF AGENDA ITEMS, May 12, 2010

A motion to approve the agenda for the City was made by Roth and seconded by Metzger. The same motion was made for the County by Melcher and seconded by Andersen. Motions were unanimous.

ITEM 3. CONDITIONAL USE #10-CUP-001-JJ The purpose is for building an addition of 1215 Square feet to an existing accessory building

Legal Description – Tract 15, Whispering Ridge Estates, S1/2 SW1/4, Section 22, Township 100N, Range 49W, Harrisburg, SD 57032

Location – 27098 Mariah Place, Harrisburg, SD 57032

Petitioner/Owner – Bradley Meyer

General Information

Present Zoning – Rural Residential

Existing Land Use – Rural Residential

Parcel Size – 3.37 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 addition to an existing structure. 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. Request the applicant combine tracts fourteen (14) and fifteen (15) into one (1) tract by applying with the Lincoln County Equalization office.*
- 2. Structure will be used for personal storage and not for any commercial type use.*
- 3. Structure will be built in accordance with all setback and easement requirements which the petitioner can reference using Book U of miscellaneous on page 373 Reg of Deeds for easement requirements and 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.

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

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

Respectfully submitted by:

Laurie Powell

Deputy Director

Lincoln County Planning & Zoning