

**MINUTES OF THE JOINT MEETING OF
LINCOLN COUNTY & SIOUX FALLS PLANNING COMMISSIONS
October 10, 2018**

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Tyler Klatt, Stacey Clay Namminga, Ron Albers, and Gary Pashby

CITY PLANNING COMMISSION MEMBERS PRESENT: Sean Ervin, Larry Luetke, John Paulson, Sharon Chontos, and Steve Gaspar

STAFF PRESENT: Toby Brown & Joan Doss - County Planning Jason Bieber - City Planning

PUBLIC PRESENT (sign-in sheet): Sharon Deeb, and Reggie Kuipers

The County Planning Commission was chaired by Gary Pashby who presided over the meeting. The City Planning Commission was chaired by Sean Ervin.

1. CALL TO ORDER

A joint meeting of the County and City Planning Commissions was held on October 10, 2018 at 7:00 p.m. in the Commission Meeting Room of the Lincoln County Courthouse. County Planning Commissioner Pashby called the meeting to order at 7:00 p.m.

2. APPROVAL OF MARCH 14, 2018 MINUTES

A motion was made for the County by Klatt, and seconded by Namminga, to approve the meeting minutes for March 14, 2018. The motion passed unanimously. Same motion was made for the City by Luetke and seconded by Chontos. The motion passed unanimously.

3. APPROVAL OF AGENDA

A motion was made by the County by Albers, and seconded by Klatt to approve the meeting agenda. The motion passed unanimously. Same motion was made for the City by Luetke and seconded by Chontos. The motion passed unanimously.

4. NEW BUSINESS

- a. CONDITIONAL USE PERMIT / 18-JJCUP-004:** Request for review and approval of a Conditional Use Permit proposing to exceed 20,000 square feet of total warehouse building area – requesting 95,800 for a total of 126,850 on the premises. The property is legally described as Tract 1 Deeb Addition in the Southeast quarter (SE1/4) of Section 21, Township 100 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota. The property is zoned “I-1” Light Industrial District.

Petitioner/Owner: Reggie Kuipers/SFSD LLC Location: 47280 271st Street – Sioux Falls

Staff Analysis: Toby Brown

SITE DESCRIPTION AND PRESENT USE. The subject site is located in Delapre Township. The site is near the intersection of 271st Street (County Highway 106) and 473rd Avenue (South Western Avenue). The property currently has 31,050 sq. ft. of warehousing (mini-storage).

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding properties within the unincorporated area are all zoned “A-1” Agricultural and are utilized for cropland. The corporate limits of Sioux Falls are approximately 600 feet to the north and have primarily residential uses and Harrisburg Schools.

PROJECT DESCRIPTION. In 2017, the Planning Commissions jointly approved a request to exceed 20,000 sq. ft. of warehousing (mini-storage) on the subject property. Conditional use permit 17-JJCUP-008 limited the site to a total of 31,050 sq. ft. of warehousing (mini-storage). The petitioner is currently requesting to build out the site by adding 95,800 sq. ft. of warehousing (mini-storage) for a total of 126,850 sq. ft. on the premises.

Recommendation: Staff recommends **APPROVAL** for Conditional Use Permit 18-JJCUP-004 to allow warehousing (mini-storage) to exceed 20,000 sq. ft., contingent upon the following conditions:

1. Conditional Use Permit No. 18-JJCUP-004 shall replace Conditional Use Permit No. 17-JJCUP-008.
2. Development shall be in accordance with the “Construction Plans for Proposed Deeb Storage Unit Development Site Improvements” site plan submitted 09-16-18 and approved by City of Sioux Falls 09-19-18.
3. The total building floor area of the development shall not exceed 126,850 square feet.
4. The applicant shall submit an As-Built to the Lincoln County Planning and Zoning Department and the Sioux Falls City Engineer.

5. A landscape strip shall be provided along 271st Street/Hwy 106 frontage. This landscape strip shall include a minimum of one (1) canopy tree every twenty-five (25) feet of frontage. Each canopy tree must measure a minimum of one and a half (1½) inches in diameter at a point measured four feet six inches (4'6") off the ground.
6. No unscreened outdoor storage is permitted and the property shall be neat and orderly at all times.
7. All exterior lighting fixtures shall be shielded so as not to illuminate into adjoining properties.
8. The applicant shall not deposit any snow or improperly direct water onto neighboring properties so as to constitute a nuisance.
9. No business activity other than leasing of storage units shall be conducted on the premises.
10. If at any time the business ceases to exist, changes ownership, or changes use, the owner shall notify County Planning Staff.
11. The County Planning Department or designated official(s) reserves the right to enter and inspect the property at any time, after proper notice to the owner, to ensure that the property is in full compliance with the conditional use permit conditions of approval and the Joint Zoning Regulations for Lincoln County and the City of Sioux Falls.

Public Comment and Discussion:

Toby Brown presented the staff report, and noted staff concerns about drainage and flood risk, but that the Sioux Falls engineer had approved the development plans. Pashby asked about fencing, and Toby mentioned the petitioner could answer those questions. Paulson asked if the size of property would meet the ratio of 20,000 sq. ft./acre of building space. Toby responded that staff did not consider this. Namminga asked if there was any correspondence. Toby then shared an email and photos that were submitted by Mary Coyne.

Reggie Kuipers, the petitioner, noted this application would allow the completion of site development. Pashby asked about drainage issues. Reggie noted he was not an engineer, but he trusts the work that DGR put into to the drainage plans. Reggie also noted fencing would be built once the weather dried up, and trees would be planted after the first frost. Albers asked about site detention. Reggie pointed out a large pond would be on the northeast corner and detention would surround the east, north, and west sides of the property.

Commissioner Pashby asked for public comment.

Sharon Deeb noted the area had drainage problems since 1980s at the intersection of Western Ave and Hwy 106. Seeing no further comments, Pashby closed the floor to the public.

Action:

A motion was made for the County by Namminga to approve the Conditional Use Permit #18-004 with the recommended conditions, and was seconded by Klatt. Albers noted concern for adding so much construction to an area that already had drainage issues without have more detailed plans. Jason Bieber noted the plans meet the city regulations and would not increase drainage amounts above predevelopment amounts. Toby Brown noted it would be a good idea to add a condition to require buildings to be built to Sioux Falls Floodplain standards, which is to build 2 feet about base flood elevation.

Namminga amended her motion to approve the Conditional Use Permit #18-004 with the recommended conditions and to include a condition to construct any further buildings two feet above base flood elevation, and was seconded by Klatt. The motion passed 3-1, with Albers dissenting. The same motion was made for the City by Chontos, and was seconded by Paulson. The motion passed unanimously (5-0).

Conditional Use Permit #18-004 – Approved

5. OTHER BUSINESS

Toby Brown noted staff would begin meeting to review the ordinance and discuss possible amendments to be addressed by the Planning Commissions.

6. ADJOURNMENT

A motion was made for the County by Kaltt, and seconded by Albers to adjourn at 7:45pm. The motion passed unanimously. Same motion was made for the City by Paulson, and was seconded by Chontos. The motion passed unanimously.

*Respectfully submitted,
Joan Doss - County Planner*