

**MINUTES OF THE JOINT MEETING OF
LINCOLN COUNTY & SIOUX FALLS PLANNING COMMISSIONS
April 12, 2017**

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Gary Pashby, Ron Albers, Tyler Klatt, Ron Larson, and Darwin Sogn

CITY PLANNING COMMISSION MEMBERS PRESENT: Kurt Johnson, John Paulson, Sharon Chontos, Andi Anderson, and Steve Gaspar

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

PUBLIC PRESENT (sign-in sheet): Jamie Nielson

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

1. CALL TO ORDER

A joint meeting of the County and City Planning Commissions was held on April 12, 2017 at 7:00 p.m. in the Commission Meeting Room of the Lincoln County Courthouse. County Planning Commission Vice-Chair Gary Pashby called the meeting to order at 7:00 p.m.

2. APPROVAL OF DECEMBER 14, 2016 MINUTES

A motion was made for the County by Albers, and seconded by Larson, to approve the meeting minutes for December 14, 2016. The motion passed unanimously. Same motion was made for the City by Anderson and seconded by Chontos. The motion passed unanimously.

3. APPROVAL OF AGENDA

A motion was made by the County by Klatt and seconded by Albers to approve the meeting agenda for April 12, 2017. The motion passed unanimously. Same motion was made for the City by Anderson and seconded by Chontos. The motion passed unanimously.

4. CONDITIONAL USE PERMIT #17-001: Request for review and approval of a Conditional Use Permit to exceed 20,000 square feet of total warehouse (mini-warehouse/self-storage) building area – requesting 65,940 on the property legally described as Lot 4 in Block 2 of Mortons Addition in the Southeast quarter (SE1/4) of Section 19, Township 100 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Petitioner: Jamie Nielson

Property Owner: SLK Holdings LLC

Location: Approx. 300 feet North of the intersection of 98th Street & Henry Place, Sioux Falls

Staff Analysis: Toby Brown

The project proposal is to construct an approximately 65,000 sq. ft. mini-warehouse/self-storage facility on an undeveloped 3.01-acre site located within the Morton-Mueller Industrial Park. The proposed mini-warehouse/self-storage facility includes four buildings. The petitioner is requesting a Conditional Use Permit to exceed 20,000 square feet of total mini-warehouse/self-storage building area on the premises.

A. 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.

Commercial/industrial uses exist on the adjacent properties to the south, west and east of the site, while the property to the north is undeveloped. The surrounding properties are all zoned I-1 Light Industrial. Staff believes the proposed mini-warehouse/self-storage units and the size and scale are compatible to the existing commercial/industrial uses abutting the subject property. The proposed use is less intense than most light manufacturing uses allowed by right at this location.

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

The addition of the mini-warehouse/self-storage units and the size and scale will not alter the general character or impede the normal and orderly development. The property in the area is a mixed usage of

commercial and industrial and by going through the conditional use permit process, there will be adequate safeguards for the area.

C. 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 project will not produce excessive noise, odor, dust, air or water pollution and staff is unable to identify any other factors that might affect health, safety or general welfare.

D. The proposed use shall not adversely affect the public.

Staff believes that the proposed mini-warehouse/self-storage and the size and scale will not adversely affect the public for the following reasons: (1) the proposed project is a commercial/industrial use located within the I-1 Light Industrial zoning district; (2) the project will introduce a lower intensity use that will generate less traffic, noise and odor impacts as compared to other permitted special uses in the I-1 Light Industrial zoning district; and 3) the proposed buildings will be comparable to the size and scale of the surrounding area.

Recommendation: Based upon the analysis/findings listed in the staff report and the testimony heard, I move to approve the proposed conditional use with the following conditions:

1. The lot shall adhere to the site plan submitted with the application on March 13, 2017.
2. There shall be no outdoor storage areas.
3. No businesses shall be allowed to operate out of the mini-warehouse/self-storage.
4. All driving and parking areas shall be hard surfaced to the standards of the Joint Zoning Regulations for Lincoln County and the City of Sioux Falls.
5. Building permits from Lincoln County are required prior to construction of buildings or signage.

Public Comment and Discussion:

Toby Brown presented the staff report and noted the office had not received any public comments on the application.

Pashby commented that the proposal was roughly 3½ times larger than what would be a permitted use.

Albers asked Toby to clarify what “hard surfaced” meant for the driveways and parking areas. Toby noted that the material would match the road that the driveway would be connected to, which is asphalt.

Pashby asked who the property owner, SLK Holdings, is. The applicant, Jamie Nielson, answered that they are the current property owner, and that he would be buying the property from them. He also noted that the materials that are currently stored on the property would be removed after giving the owner 30-days notice since the current property owner charges a fee for storage.

Jamie also noted there would be a fence and landscaping around the buildings.

Seeing no public in attendance, Commissioner Pashby asked for any further comments or questions from the board. Hearing none, Commissioner Pashby asked for motion on the application.

Action:

A motion was made for the County by Sogn to approve the Conditional Use Permit #17-001 with the recommended conditions, and was seconded by Albers. The motion passed unanimously. The same motion was made for the City by Anderson, and was seconded by Chontos. The motion passed unanimously.

Conditional Use Permit #17-001 – Approved

5. OTHER BUSINESS – None

6. ADJOURN

A motion was made for the County by Albers, and was seconded by Klatt to adjourn at 7:15pm. The motion passed unanimously. Same motion was made for the City by Gaspar, and was seconded by Anderson. The motion passed unanimously.

*Respectfully submitted,
Joan Doss
County Planner*