

Envision 2035 Task Force

Participate. Bring Your Ideas. Imagine the Possibilities.

Minnehaha County Planning & Zoning

Ryan Streff

Agenda – APRIL 5, 2012

- 1) Community Open Houses & Fair Booth
- 2) Review Future Land Use Maps
- 3) Building Eligibility Information
- 4) Public Comments
- 5) Next Meeting Details



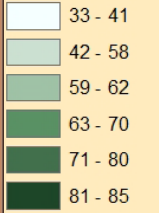
Minnehaha County Available Building Eligibilities Per Township



Total Eligibility: Township



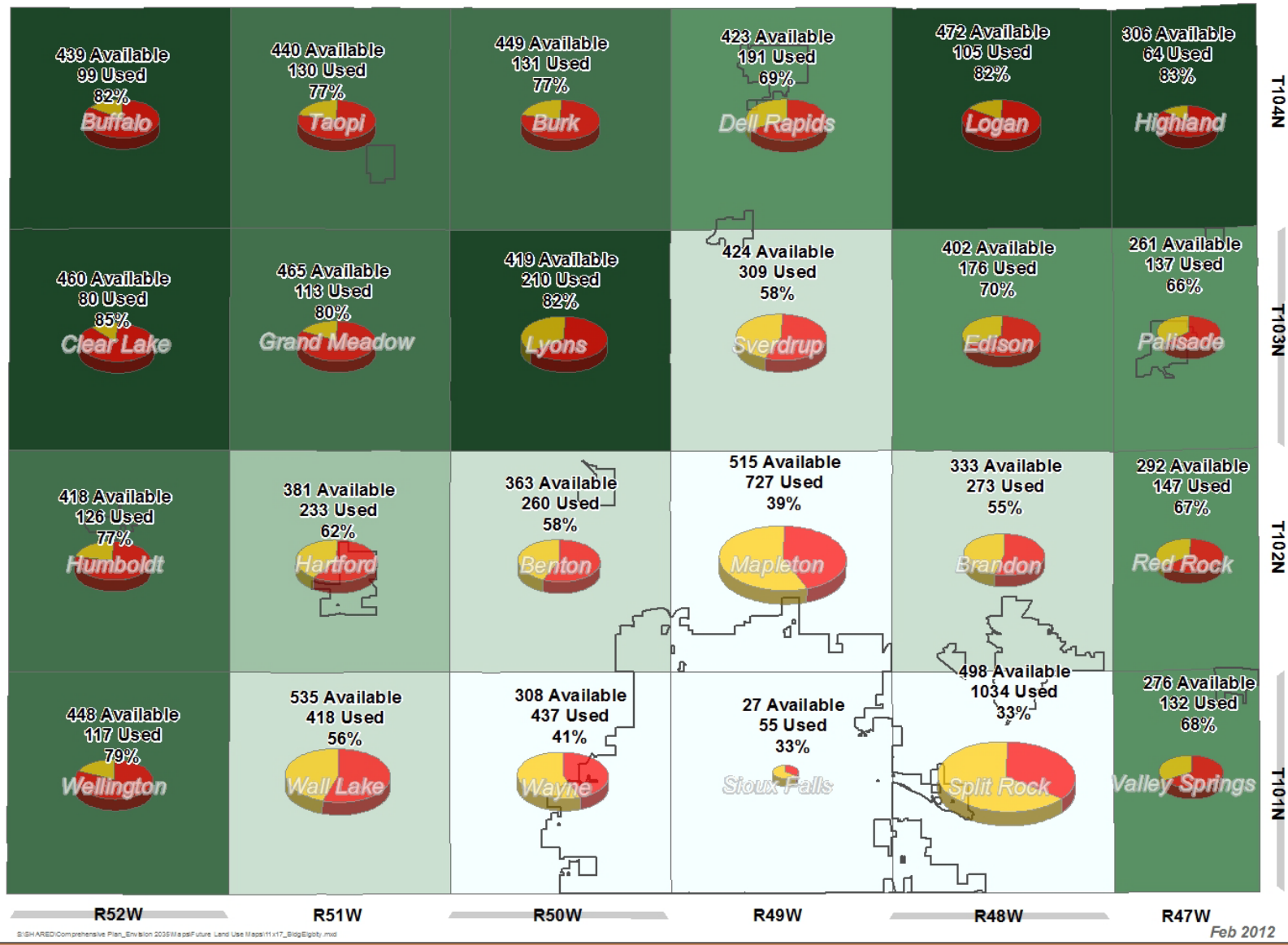
% Total Available for Building



1 inch = 2.5 miles



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R52W R51W R50W R49W R48W R47W
T104N T103N T102N T101N
Feb 2012

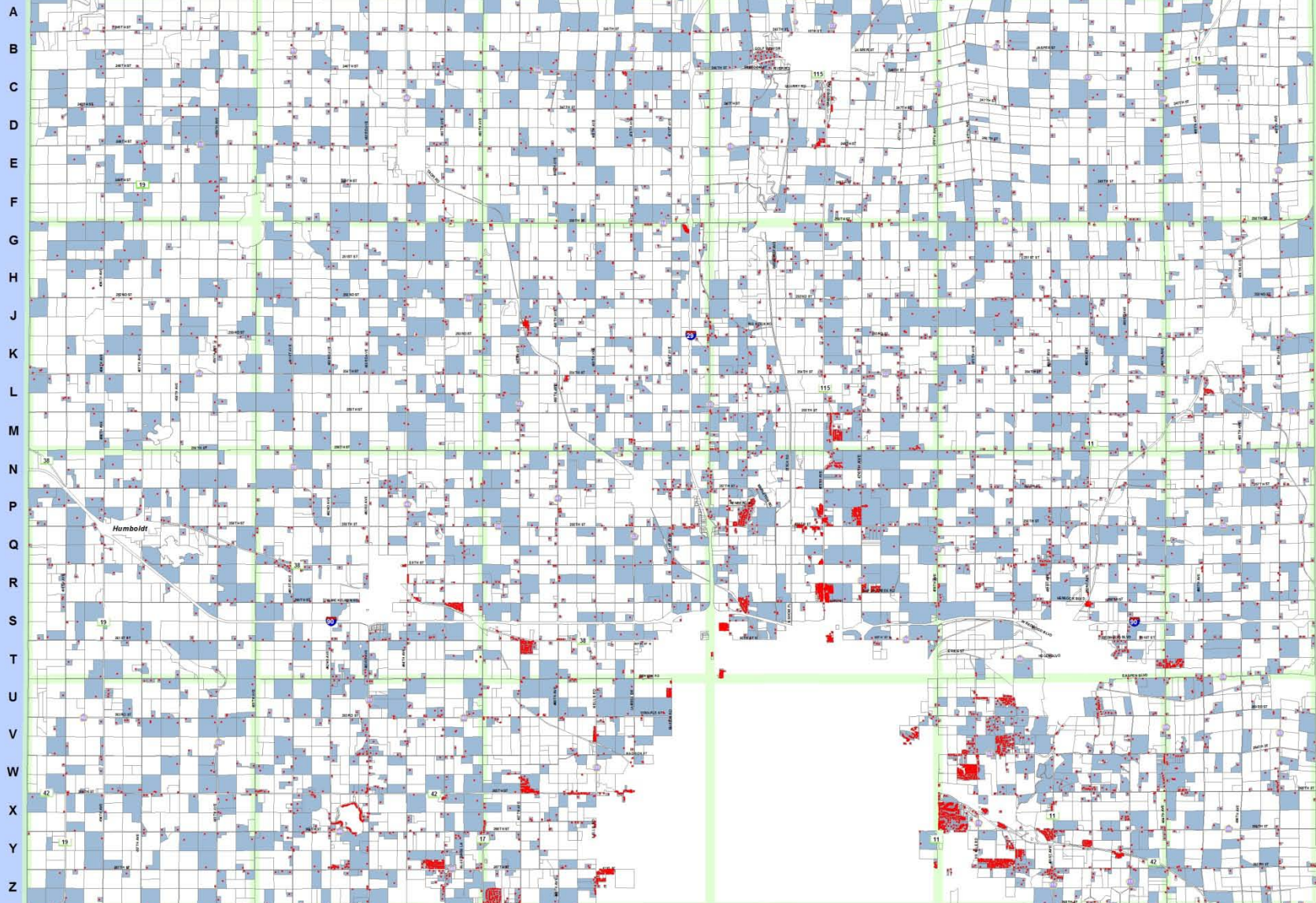
Building Eligibility Info

Lake County

Moody County

Pipestone County, MN

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34



McCook County

MINNEHAHA COUNTY

T104N

T103N

T102N

T101N

Rock County, MN



R52W

R51W

R48W

R47W

Turner County

Lyon County, IA

| | |
|--|------------|
| # of Acres w/ Single Family Homes: | 125,359 ac |
| # of Acres in Minnehaha County (excluding municipalities): | 453,892 ac |



Building Eligibility Info

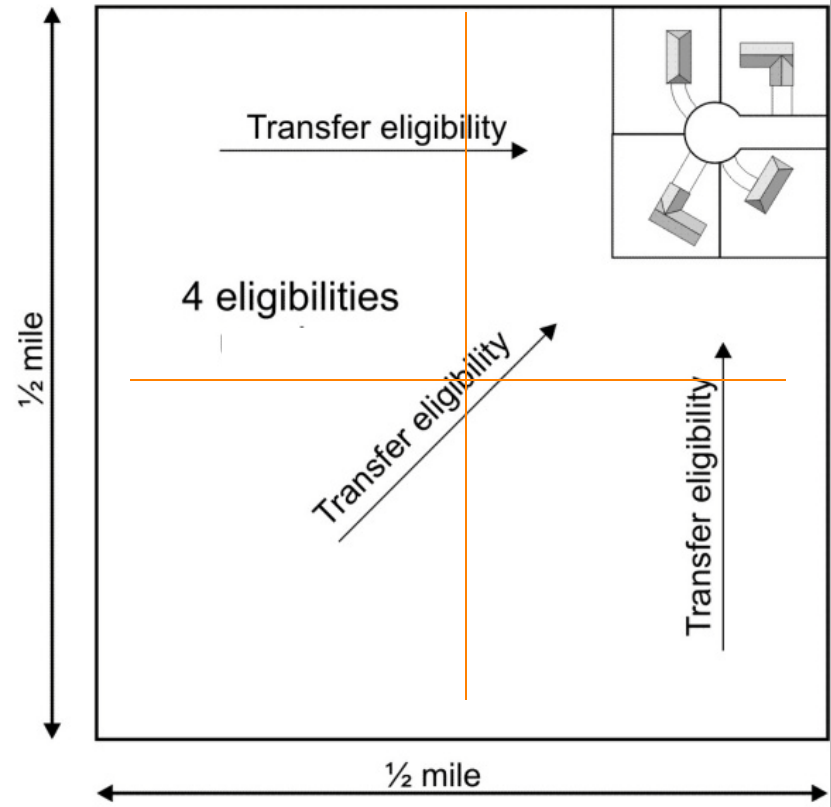
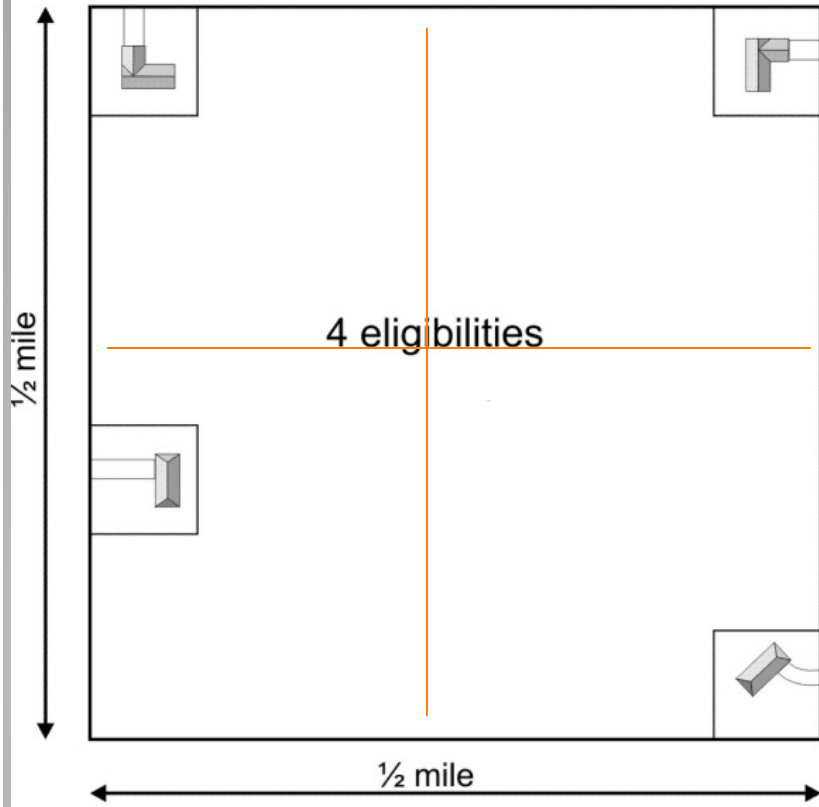
Map Date: 12/01/12

- Prior to July 10, 1979
 - Lot of Record
- July 10, 1979 - September 27, 1988
 - Conditional Use Permit
- Density Zoning September 27, 1988

Building Eligibility Info

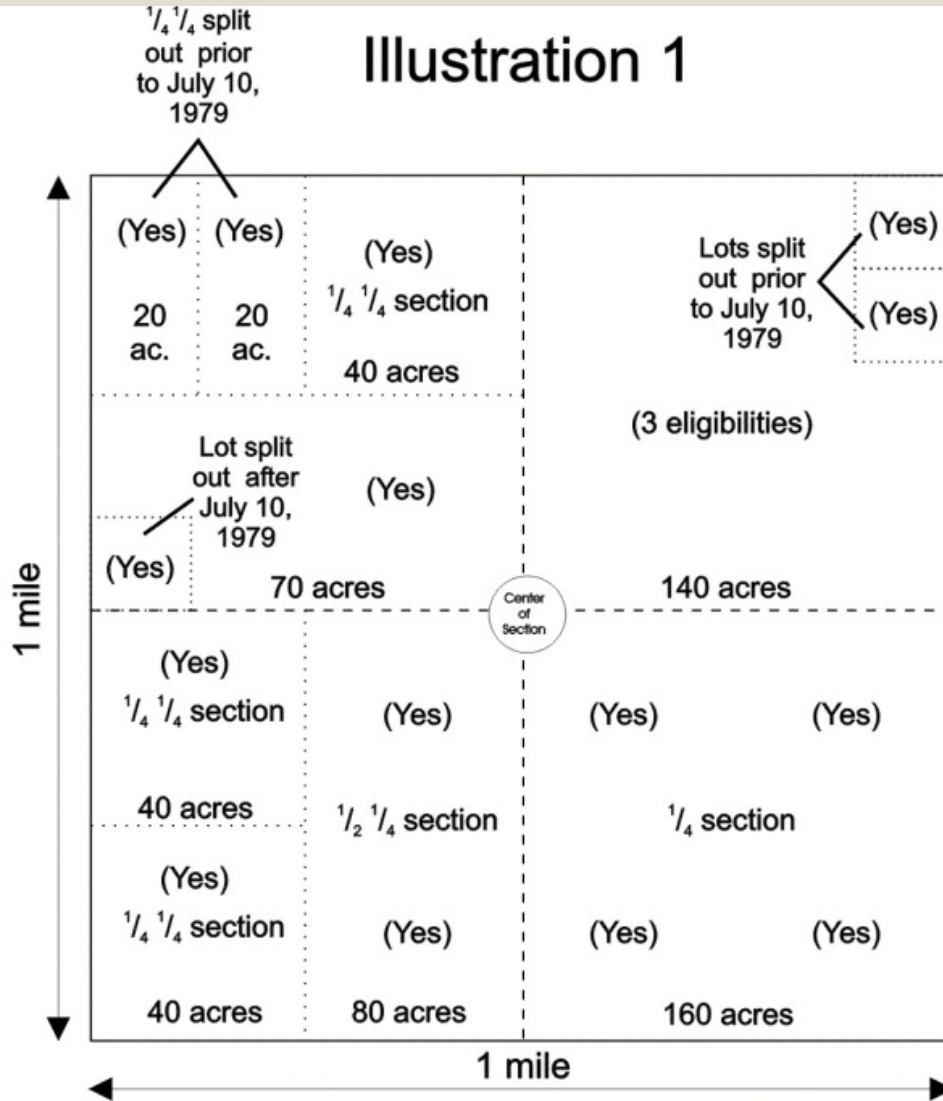
- Density Zoning
- Adopted September 27, 1988
 - 1 per quarter-quarter rule
 - Exceptions to the rule
 - Right-to-Farm Notice Covenant
 - Transfer of building eligibility
 - contiguous
 - under the same ownership
 - uniformly described on the deed
 - Right-to-Farm Notice Covenant

Building Eligibility Info

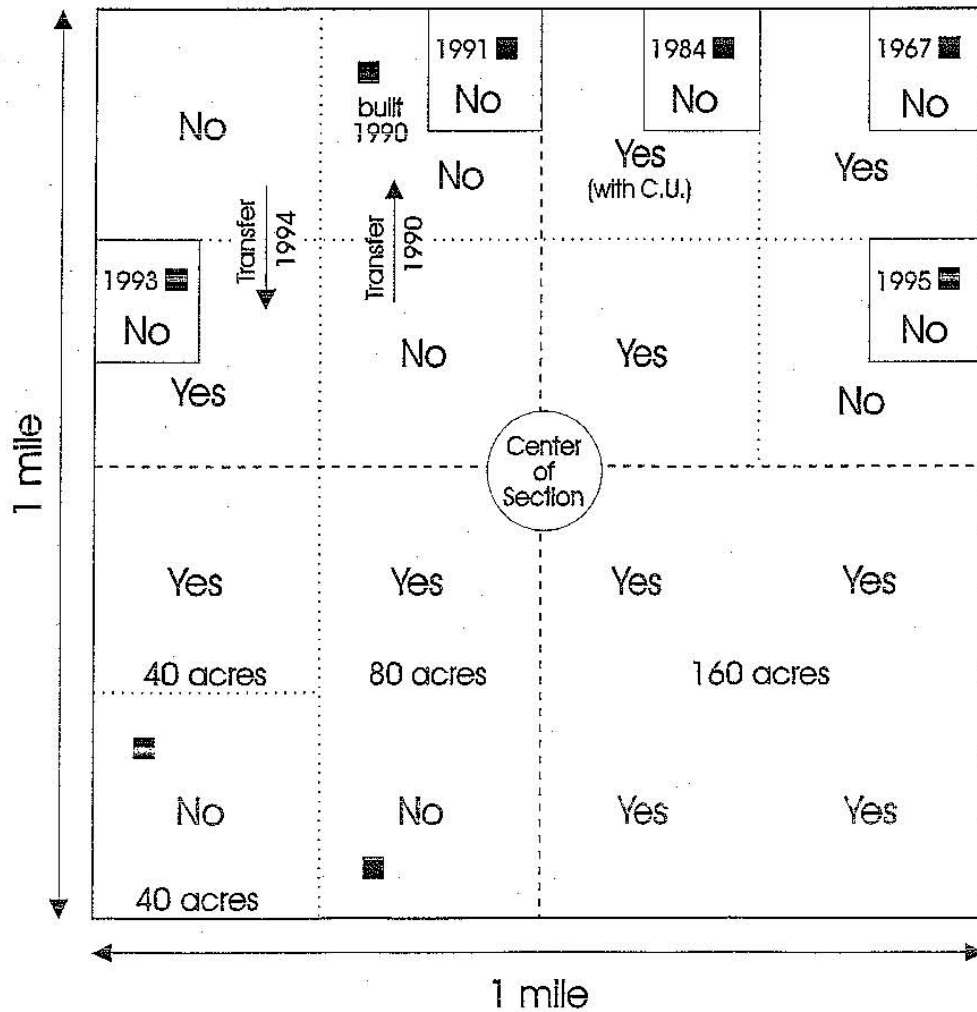


Building Eligibility Info

Illustration 1



Building Eligibility Into



C = Conditional Uses
 L = Lock (in use)
 A = Available
 F = Flip a Coin

■ - existing house
 No - no building eligibility
 Yes - building eligibility
 C.U. - Conditional use permit

July 10, 1979

September 27, 1988

Building Eligibility Info

- Maintain the status quo – no changes

Building Eligibility Info

- Increase the number of residential eligibilities allowed

Building Eligibility Info

- Zoning Changes
- Create a new Intensive Agricultural Zoning District which does not allow residential structures

Building Eligibility Info

- Need for Elder/Disabled Housing
- Elder Cottages/MedHousing
 - Limited in size
 - Temporary placement
 - Must be able to hook into existing utilities
 - Able to stay on the homesite



Building Eligibility Info

- Need for affordable housing
- Accessory Apartments
 - Maintain look of a single family dwelling
 - Reduce development on other properties
 - Happening anyway

Building Eligibility Info

- South Dakota % Change 2000 to 2010
 - Total population + 7.9%
 - 65 and over + 7.8%
 - 85 and over + 19.5%

Minnehaha County Census 2010 AGE

| | |
|-----------|--------|
| Under 18: | 42,563 |
| 20-34 | 38,743 |
| 35-49 | 34,483 |
| 50-64 | 30,247 |
| 65 & over | 18,843 |

ELDERLY IN SD

- Change the way transfers work
 - Within a section
 - Anywhere in the county
 - Minimum number required to move
 - How would it be administered
 - Township fees

Building Eligibility Info

- Maintain the status quo – no changes
- Increase number of eligibilities allowed
- Zoning – Intense Agricultural District
 - Lose eligibilities in that area?
- Elder cottages/med cottages
- Accessory Apartments
- Change transfer options
 - Within a section
 - Anywhere in the county
 - Minimum number required to move
 - How would it be administered

Building Eligibility Info

Other Questions or Comments?

envision2035.minnehahacounty.org

Next Meeting?

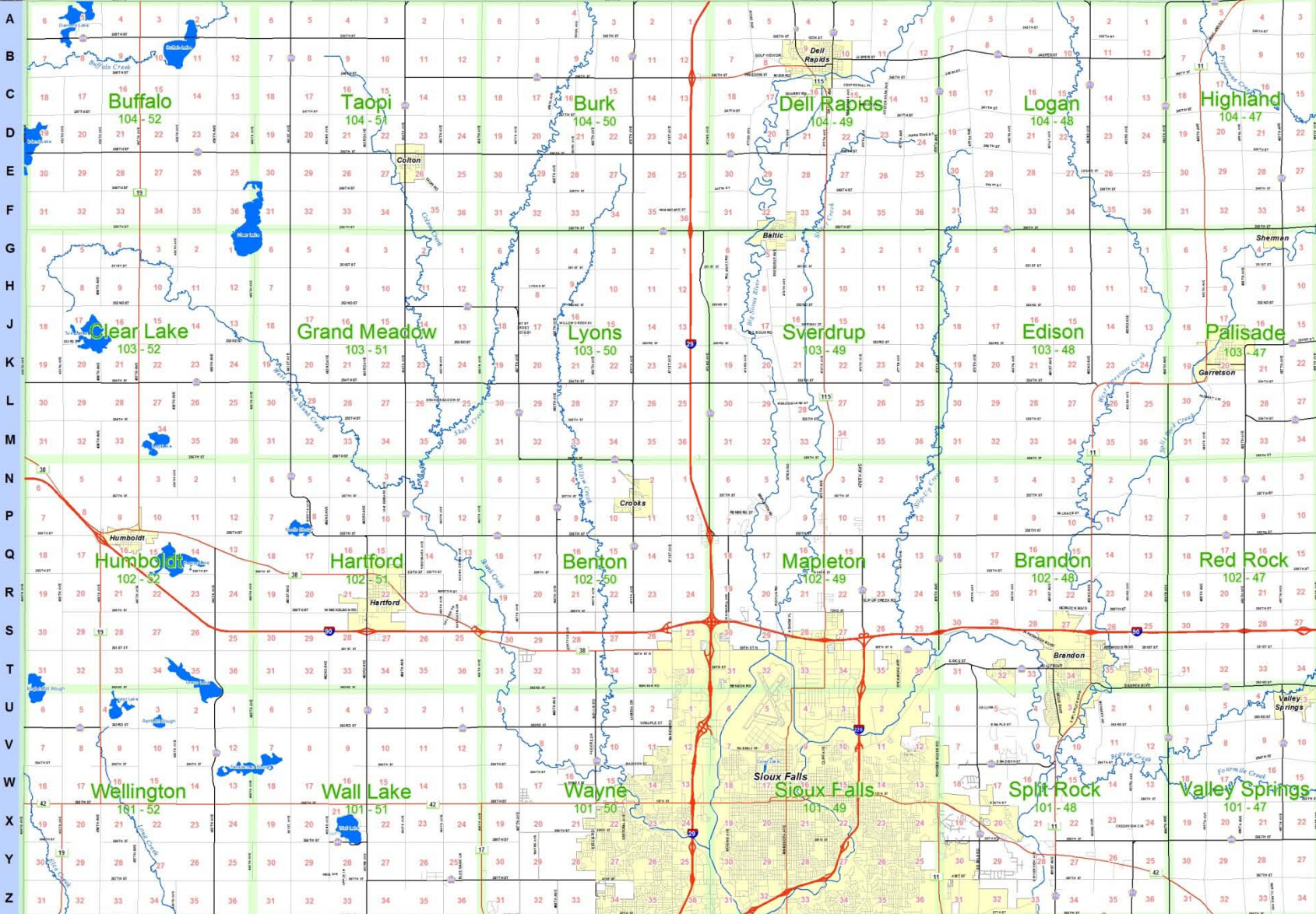
MAY 3, 2012

Lake County

Moody County

Pipestone County, MN

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34



MINNEHAHA COUNTY

T104N

T103N

T102N

T101N

Rock County, MN



Map Date: 01/16/12

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R52W

R51W

R50W

R49W

R48W

R47W

Turner County

Lincoln County

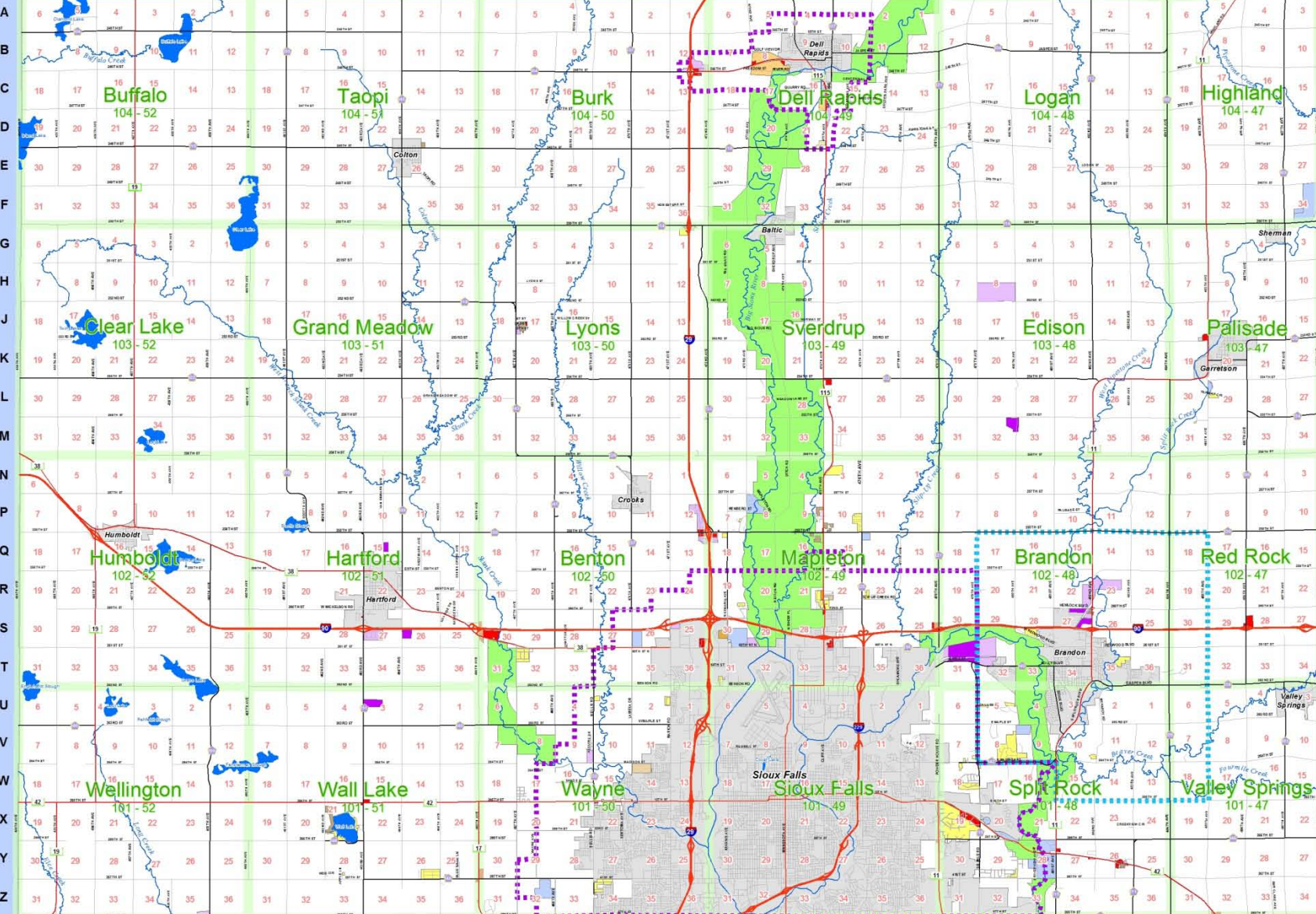
Lyon County, IA

Lake County

Moody County

Pipestone County, MN

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34



MINNEHAHA COUNTY
T104N
T103N

T102N
Rock County, MN
T101N

MacCook County

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R52W

Legend

- Neighborhood Planning
- Commercial (C)
- General Industrial (I-2)
- Recreation and Conservation
- Rural Residential (RR) Lot area 1 acre or more (only Dell Rapids joint planning area)
- Residential District (RS-1) 5 dwelling units/acre or less
- Residential District (R-1) 5 dwelling units/acre or less
- Neighborhood Planning
- Light Industrial (I-1)
- Planned Development
- Rural Residential (RR)
- Rural Residential (RR) Lot area 5 acres or more (only Dell Rapids joint planning area)
- Residential District (RS-2) 7 dwelling units/acre or less
- Residential District (RA-1) 10 to 17 dwelling units/acre

R47W

Turner County

Lyon County, IA



Map Date: 11/18/12

Envision 2035

Task Force

1. Lee Burggraff
2. Mike McAreavey
3. Deb Bunde
4. Steve Dick
5. Bonnie Duffy
6. Larry Haug
7. Bruce Aljets
8. Shannon Nordstrom
9. Steve Becker
10. Ron Klingenberg
11. Jesse Randall
12. Fran Phillips
13. Kris Swanson
14. John Zomer

Advisory Board

1. Dave Loveland
2. Slater Barr
3. Todd Schuver
4. Brooke White
5. Andy Gabbert
6. Dean Nielsen
7. DJ Buthe
8. Kevin Crisp



Minnehaha County

Envision 2035 Task Force and Advisory
Board Members

Project Goals

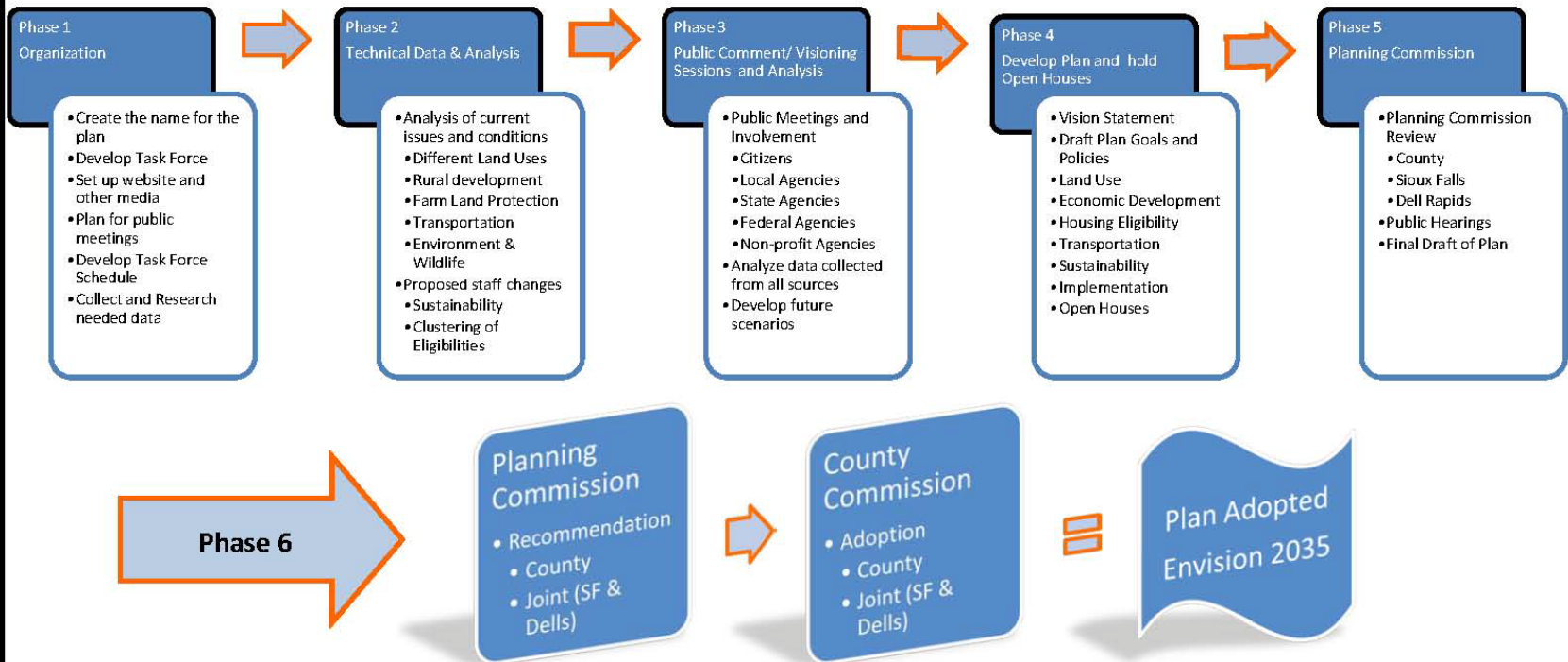
- Construct a plan that will effectively guide residents and decision-makers in future land use and development decisions.
- Form a plan that addresses agricultural, rural and urban lifestyle choices along with managing our natural and environmental resources.
- Create a plan that represents the goals and values of Minnehaha County while creating a vision for maintaining a high quality of life.

Task Force Duties

- Structure opportunities for stakeholder and public input through open houses, visioning sessions, public meetings, and other methods.
- Review the overall planning process and provide recommendations.
- Develop goals and objectives for the plan.
- Identify the issues that need to be addressed in the plan.
- Attend task force and public meetings as scheduled.

Project Goals & Task Force Duties

Minnehaha Envision 2035 County Planning Process Chart



Minnehaha County Planning Department → Moving Forward ~ Planning Ahead

Envision 2035 Introduction



Land Use MAP

MINNEHAHA COUNTY
FUTURE
LAND USE
MAP
Common



Joint Planning
Joint Platting

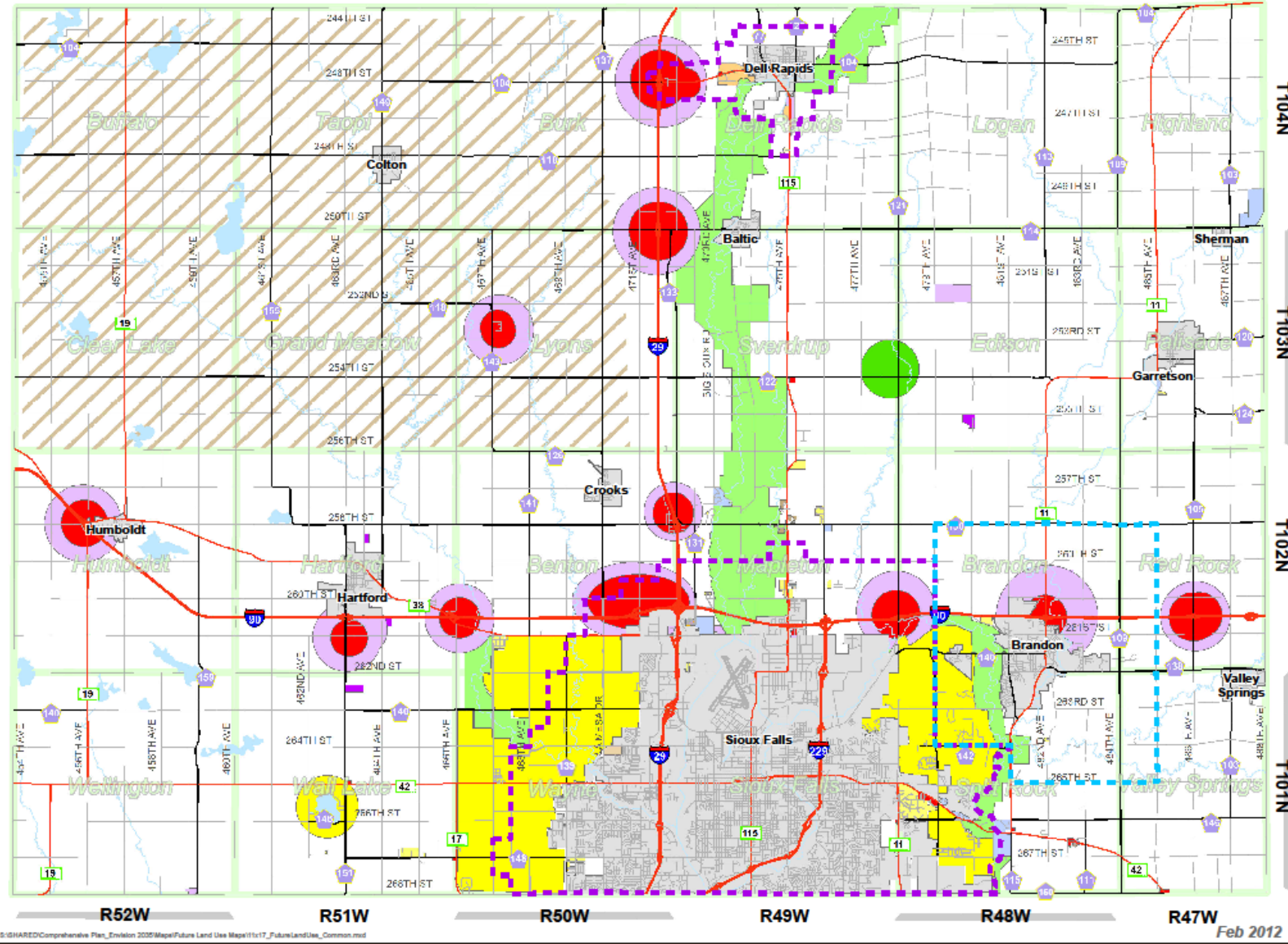
ZONE_

- RR
- C
- I1
- RC
- AG



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Feb 2012

Land Use Map (Common)

MINNEHAHA COUNTY FUTURE LAND USE MAP

ALL



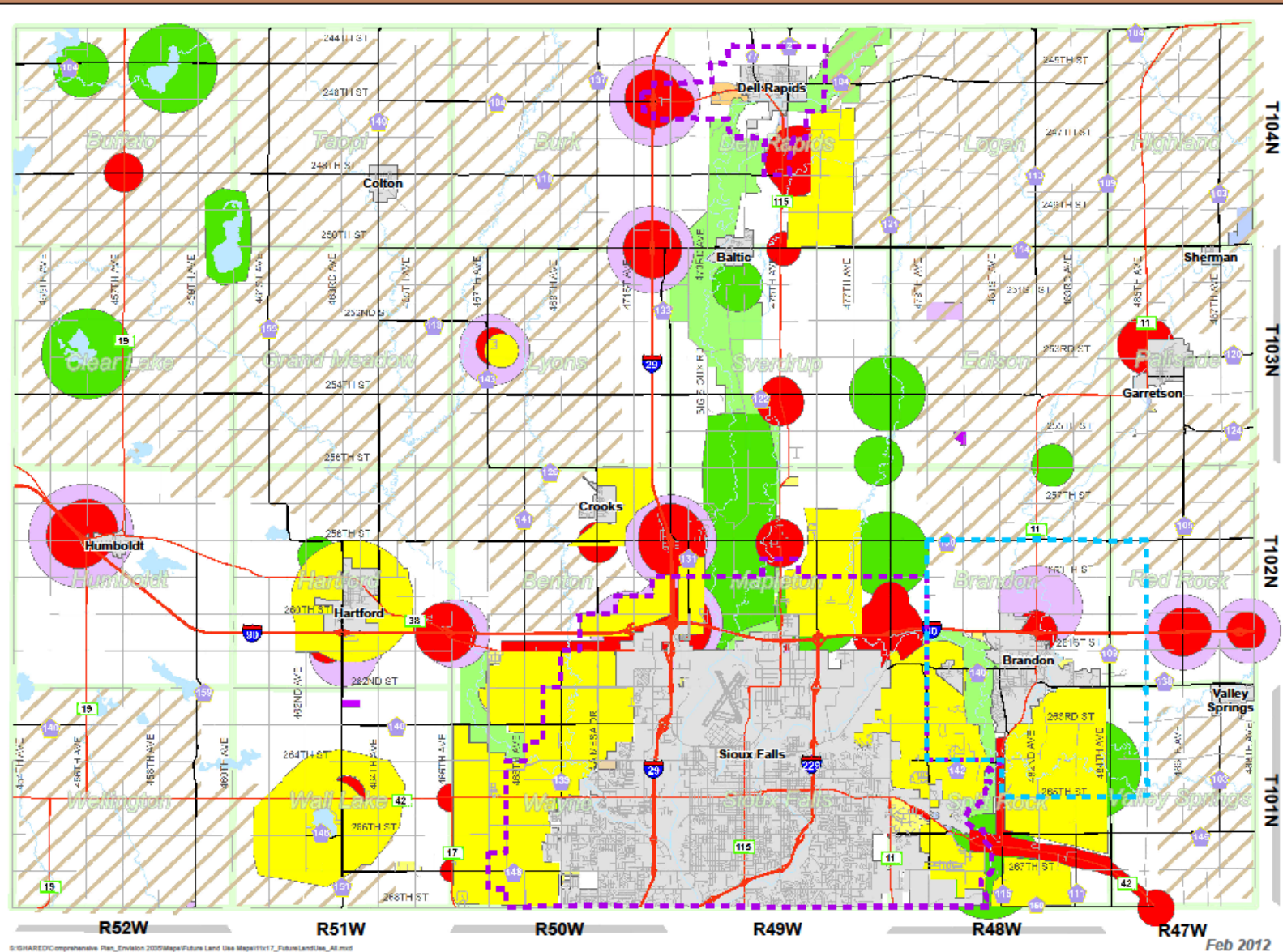
- Joint Planning
- Joint Platting

- ZONE_**
- RR
 - C
 - I1
 - RC
 - AG



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Feb 2012

Land Use Map (All)

MINNEHAHA COUNTY
FUTURE
LAND USE
MAP

Municipalities

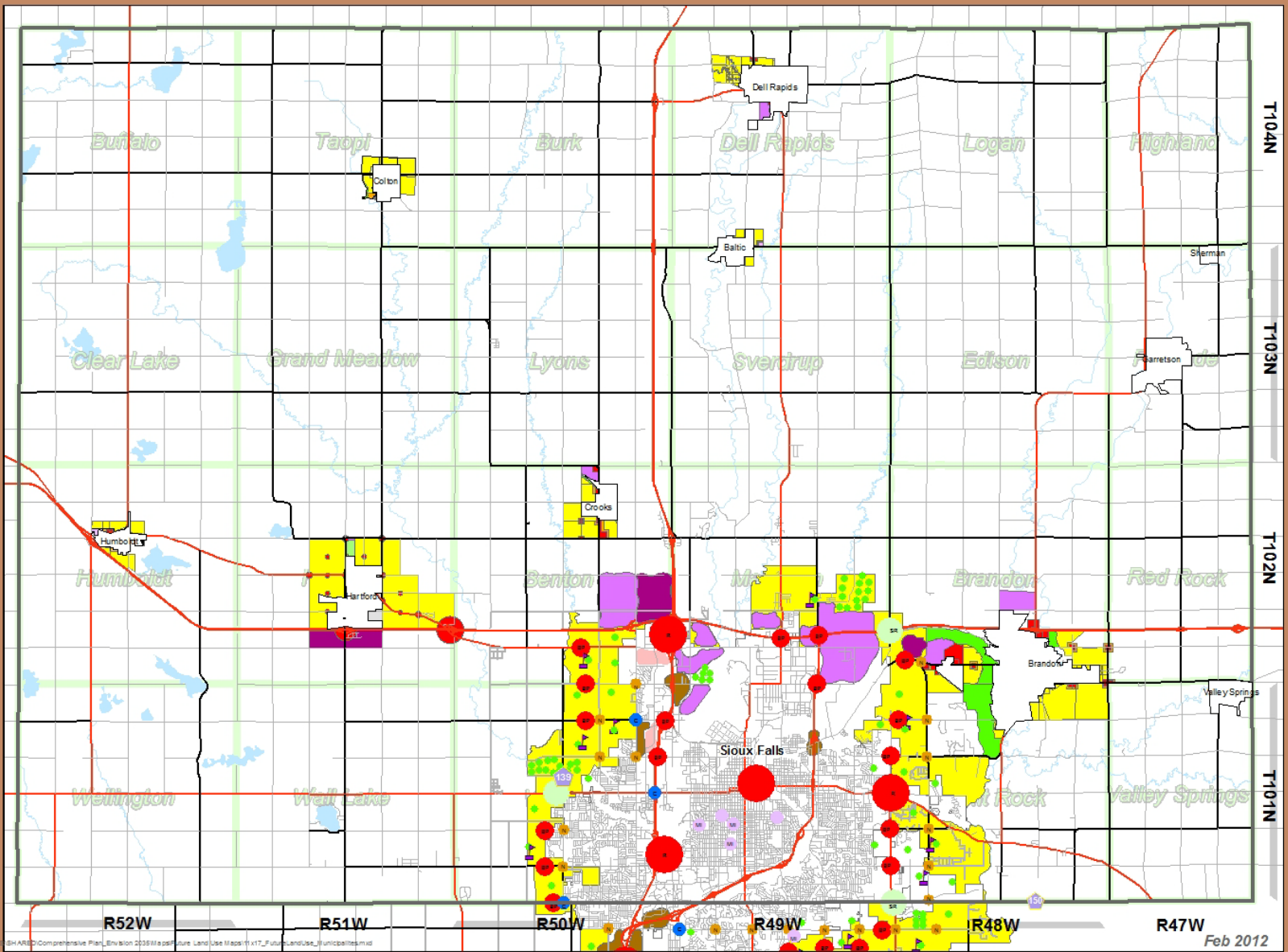


- Residential
- Multi Family
- Commercial
- Heavy Industrial
- Light Industrial
- Parks & Recreation
- Municipalities



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R47W Feb 2012

Municipalities Future Land Use