

**MINUTES OF THE JOINT MEETING  
MINNEHAHA COUNTY & DELL RAPIDS PLANNING COMMISSIONS  
August 26, 2013**

A joint meeting of the County and City Planning Commissions was held on August 26, 2013 at 7:00 p.m. in the Commission Room of the Minnehaha County Administration Building.

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Susie O'Hara, Mike Cypher, Mark Rogen, Jeff Barth, Bonnie Duffy and Becky Randall.

CITY PLANNING COMMISSION MEMBERS PRESENT: Bob Lamberty, Darrell Donelan, Roger Dearduff and Rod Pierson.

**STAFF PRESENT:**

Scott Anderson, Pat Herman, Travis Halm - County Planning

The City Planning Commission was chaired by Roger Dearduff. The County Planning Commission was chaired by Susie O'Hara.

**CONSENT AGENDA**

A motion was made for the City by Pierson and seconded by Donelan to approve the regular agenda. The motion passed unanimously. Same motion for the County by Barth and seconded by Rogen. The motion passed unanimously.

**ITEM 1. Minutes – May 20, 2013**

A motion was made for the City by Pierson and seconded by Donelan to **approve** the consent agenda. The motion passed unanimously. Same motion for the County by Barth and seconded by Rogen. The motion passed unanimously.

**ITEM 2. CONDITIONAL USE PERMIT #13-41 to allow mini-storage units**

Petitioner: Haug Steel Construction

Property Owner: Tom Crisp

Location: 24696 475<sup>th</sup> Ave. ¼ mile south of Dell Rapids

**General Information**

Legal Description – Lot 1 in Tract 1 C Weelborg's Addn SE1/4 Section 16 & NE1/4 in Section 21-T104N-R49W

Present Zoning – I1 Light Industrial

Existing Land Use - Vacant

Parcel Size – 0.56 Acres

**Staff Report:** Pat Herman

**Staff Analysis**

The subject property is located south of Dell Rapids adjacent to Highway 115. It is situated in an existing industrial park and the property is zoned I-1 Light Industrial. Properties to the north,

south and immediate east are also zoned for industrial use. To the west across the highway are developed residential lots.

The petitioner is requesting a conditional use permit for the construction of a mini-storage facility. The lot is just over a ½ acre in size and this limits the development to just two buildings. The submitted site plan shows the northern building to be 25' x 120' in size and the building to south will be 45' x 120'. The southern building will have access from both sides of the building. The petitioner is not requesting outside storage.

**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.**

The proposed use fits with the industrially zoned property and the uses which have been constructed in the development park. This will have no effect on property values.

**2) The effect upon the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.**

This is consistent with the development of the area and is one of the last remaining vacant properties. The required setbacks have been shown on the site plan.

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

The site is reached via an access easement across the adjoining lot to the south. The driveway which exists is from SD Hwy 115, a paved highway. However, this driveway is not paved nor is it part of the property location. For this reason the site is not required by the Joint Zoning Ordinance to pave the driving and parking. The submitted site does show those as areas as blacktop. All other utilities are available on the site.

**4) That the off-street parking and loading requirements are met.**

There is sufficient space on the site to meet the parking and loading needs of a mini-storage facility.

**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.**

Outdoor lighting will be required to shine downward onto the property. No commercial business will be allowed to operate out of the units and there should be no nuisances created by odor, fumes, dust, noise, vibration or lighting.

No sign was indicated on the site plan. The petitioner will need to work with the planning staff to obtain the proper permits.

**Recommendation**

Staff found the request to be cohesive to the uses in the industrially zoned development park and recommended approval of CUP #13-41 with the following conditions:

1. Conditional Use Permit #13-41 is for a mini-storage unit facility.
2. The property shall adhere to the submitted site plan dated 7/26/13.
3. No outside storage shall be allowed on the premises.

4. No offices, commercial storage or commercial uses will be allowed to occupy the premises.
5. The outside of the storage buildings shall be constructed in an earth tone color.
6. All driving and parking areas are not required to be hard surfaced.
8. All outside lighting shall be fully cut-off and fully-shielded with recessed lights that prohibit the spillage of light beyond the boundaries of the subject property.
9. Building permits are required for the storage units and for any signage.

**Action**

A motion was made for the City by Pierson and seconded by Donelan to **approve** Conditional Use Permit #13-041 with the conditions as stated. The motion passed unanimously. Same motion for the County by Barth and seconded by Rogen. The motion passed unanimously.

**CUP #13-041 - APPROVED**