

**MINUTES OF THE JOINT MEETING
MINNEHAHA COUNTY & SIOUX FALLS PLANNING COMMISSIONS
October 28, 2013**

A joint meeting of the County and City Planning Commissions was held on October 28, 2013 at 7:00 p.m. in the Commission Room of the Minnehaha County Administration Building.

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

CITY PLANNING COMMISSION MEMBERS PRESENT: Sean Ervin, Denny Pierson, Ken Dunlap, Larry Luetke, Nicholas Sershen, and Steve Gaspar.

STAFF PRESENT:

Scott Anderson and David Heinold - County Planning
Diane de Koeyer and Jason Bieber – City Planning

The County Planning Commission Chair Susie O'Hara presided over the meeting. The City Planning Commission was chaired by Ken Dunlap.

CONSENT AGENDA

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

ITEM 1. Approval of Minutes – September 23, 2013

A motion was made for the City by Commissioner Pierson and seconded by Commissioner Sershen to **approve** the meeting minutes from September 23, 2013. The motion passed unanimously. Same motion for the County by Commissioner Rogen and seconded by Commissioner Barth. The motion passed unanimously.

ITEM 2. REZONING #13-07 to rezone from the Revised Resurrection Planned Development District to the A-1 Agriculture District in Tract 2 Resurrection Addn. N1/2 Section 32-T101N-R50W.

Petitioner: Catholic Chancery Office

Property Owner: same

Location: Resurrection Addition approximately 0.5 mile west of Sioux Falls

Staff Report: Pat Herman

General Information

Legal Description – Tract 2 Resurrection Addn. N1/2 Section 32-T101N-R50W

Present Zoning – PD

Existing Land Use - Agricultural

Parcel Size – 120.27 Acres

Staff Report: Scott Anderson

Staff Analysis

The Sioux Falls Catholic Diocese rezoned 301 acres of land in 2000 west of Sioux Falls in Section 32 of Wayne Township. The property was zoned Resurrection Planned Development and was to be developed as a conference center, retreat center, ecumenical cemetery and funeral home. The Planned Development was amended in 2004, eliminating the plans for a conference/retreat center and rezoning the western half of the property to A-1 Agricultural.

In recent years there has been a growing increase in the use of cremation as a burial option. Due to this change, the Diocese has determined that they will not have a need for a new cemetery and wish to sell the land. With the property zoned as a planned development with restrictive uses the marketing potential is severely limited. The Diocese is requesting to rezone the property back to its original A-1 Agricultural zoning. They have also requested that the building eligibilities be reinstated. Density zoning will allow two eligibilities on this parcel.

On October 7, 2013, staff conducted a site visit. The surrounding land uses consist primarily of agricultural uses. The applicant's request to rezone the subject back to A-1 Agriculture District is consistent with the existing surrounding land uses.

Recommendation

Staff found that the request to rezone this property will have no impact on the surrounding properties, that all adjacent lying properties are also zoned A-1 Agricultural, and that the request is consistent with the 2035 Future Land Use Plan for the City of Sioux Falls as the property is situated outside of the growth boundary. Joint staff recommended **approval** for Rezoning #13-07 from the Resurrection Planned Development District to the A-1 Agricultural District.

ACTION

A motion was made for the City by Commissioner Schmidt and seconded by Commissioner Gaspar to **approve** Rezoning #13-07. The motion passed unanimously. Same motion for the

County by Commissioner Rogen and seconded by Commissioner Barth. The motion passed unanimously.

Rezoning #13-07 – Approved