

**MINUTES OF THE JOINT MEETING
MINNEHAHA COUNTY & SIOUX FALLS PLANNING COMMISSIONS
January 27, 2014**

A joint meeting of the County and City Planning Commissions was held on January 27, 2014 at 7:00 p.m. in the Commission Room of the Minnehaha County Administration Building.

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Bill Even, Bonnie Duffy, Mike Cypher, Becky Randall, Mark Rogen and Jeff Barth.

CITY PLANNING COMMISSION MEMBERS PRESENT: Andi Anderson, Nicholas Sershen, Larry Luetke, and Kurt Johnson.

STAFF PRESENT:

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

The County Planning Commission Chair Wayne Steinhauer presided over the meeting. The City Planning Commission was chaired by Nicholas Sershen.

CONSENT AGENDA

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

ITEM 1. Approval of Minutes – November 25, 2013

A motion was made for the City by Commissioner Anderson and seconded by Commissioner Johnson to **approve** the meeting minutes from November 25, 2013. The motion passed unanimously. Same motion for the County by Commissioner Cypher and seconded by Commissioner Rogen. The motion passed unanimously.

ITEM 2. REZONING #13-08 to rezone from the A-1 Zoning District to the I-1 Zoning District in West 14 Acres (Ex H-1 & Ex Rocky Ridge II Addn) of NE1/4 NW1/4 Section 22-T101N-R50W.

Petitioner: Daniel Aesoph
Property Owner: DNA Properties
Location: 8101 W. 12th St. West Sioux Falls
Staff Report: Scott Anderson

General Information

Legal Description – West 14 Acres (Ex H-1 & Ex Rocky Ridge II Addn) of NE1/4 NW1/4 Section 22-T101N-R50W
Present Zoning – A-1 Agricultural
Existing Land Use – Residential
Parcel Size – 3.84 Acres

Staff Report: Scott Anderson

Staff Analysis:

On January 7, 2014, the applicant contacted staff by phone and withdrew this rezoning request. He indicated that he would be annexing the property into the city.

Recommendation:

Staff recommended acknowledging the **withdrawal** of Rezoning #13-08 at the applicant's request.

ACTION

A motion was made for the City by Commissioner Sershen and seconded by Commissioner Anderson to **withdraw** Rezoning #13-08. The motion passed unanimously. Same motion for the County by Commissioner Rogen and seconded by Commissioner Duffy. The motion passed unanimously.

Rezoning #13-08 – Withdrawn

ITEM 3. CONDITIONAL USE PERMIT #14-07 to allow the operation of a feed manufacturing business on the property legally described as Lot 1, Tract 1 SE1/4 Section 9-T101N-R50W.

Petitioner: Fermented Feed Group, LLC

Property Owner: Purina Animal Nutrition

Location: 1201 N. Ellis Rd. approximately 1.5 miles west of Sioux Falls

Staff Report: Scott Anderson

General Information

Legal Description – Lot 1 Tract 1 SE1/4 Section 9-T101N-R50W

Present Zoning – I-1 Light Industrial

Existing Land Use – Light Manufacturing

Parcel Size – 6.92

Staff Report: Scott Anderson

The applicant has requested a conditional use permit to allow the operation of a feed manufacturing business. The subject property is located within Ellis and has been used for manufacturing for many years. There is a large, existing industrial complex already constructed and in the past was used by CHS Nutrition. The applicant provided a narrative of what the manufacturing will entail, which has been included for the Planning Commission's review. The applicant has indicated that the business will employ between 8-10 people. The hours of operation will typically be between 6 a.m. and 6 p.m.

On January 9, 2014, staff conducted a site visit. The subject property is located in an industrial area. There are several existing businesses in the area. Directly to the north is the location of D&W Construction Inc. Northern Plains Seed and the Winfield Solutions Service Center are located east of the subject property. Hiebert greenhouses are located approximately ¾ of a mile to the west.

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.

It is unlikely that there will be significant impacts on the use and enjoyment of the surrounding properties or the property values. The areas surrounding the subject property are currently used for agriculture.

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

The subject property is located within a rural service area. The subject property is located in Ellis and is adjacent to County Highway 139. At one time there was rail into this area; however the rail line has been abandoned. The property is zoned I-1 Light Industrial and there are several other light industrial type business in the area. The property to the south, which is zoned A-1 Agriculture District, is currently the site of a sand and gravel extraction facility.

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

All access to the site is via County Highway 139. As there was a manufacturing facility already utilizing the site, there are existing approaches from County Highway 139. The bridge located between the site and S.D. Highway 42 over Skunk Creek was replaced in the fall of 2013 and will be able to handle heavy truck traffic.

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

Article 15.02(O) requires two (2) off-street parking spaces for each three (3) employees on the maximum shift, plus space to accommodate all trucks and other vehicles used in connection with the use. The applicant indicated that typically 8 to 10 employees will be working on site. Staff will recommend that the off-street parking requirements of Article 15.02(O) be met and that a minimum of six (6) off street parking employee parking spaces be provided. Furthermore, the applicant will be required to maintain the existing paved parking areas as the site is located off of paved county highway. Staff recommends that the applicant follows the minimum improvement and maintenance standards for driveways, parking lots and loading/unloading areas as outlined in Article 15.04 of the Minnehaha County Zoning Ordinance.

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.

This proposed use will create some noise and dust, but the amounts should not be significant enough to constitute a nuisance. The applicant may have security lighting. Any new lighting should meet the standards typically required by the Planning Commission and designed to reduce light pollution. The lighting must be a shoe box style that directs the lighting downward.

The Director of Emergency Management has reviewed the request and indicated no concern over the proposed use. Should the applicant keep or store any regulated substances, a list of the materials will need to be provided to the Office of Emergency Management.

Staff can support the proposed use. The conditional use permit would allow the continued use of an existing and extensive manufacturing complex. The proposed use is not dissimilar to past uses of the site and the subject property is located in a rural service area.

Recommendation: Staff recommended **approval** of Conditional Use Permit #14-07 to allow a feed manufacturing business with the following conditions:

1. That two (2) off-street parking spaces for each three (3) employees on the maximum shift, plus space to accommodate all trucks and other vehicles used in connection with the use be provided. A minimum of six (6) off-street parking spaces shall be provided.
2. Any new exterior lighting shall be shoe box style that directs the lighting downward.
3. That the applicant follow the minimum improvement and maintenance standards for driveways, parking lots and load/unloading areas as outlined in Article 15.04 of the Minnehaha County Zoning Ordinance.
4. That the Planning & Zoning Department reserves the right to enter and inspect the

manufacturing activity 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 2002 Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls.

5. The Minnehaha County Emergency Management shall be notified if there is storage of any regulated substances.

ACTION

A motion was made for the City by Commissioner Sershen and seconded by Commissioner Anderson to **approve** Conditional Use Permit #14-07. The motion passed unanimously. Same motion for the County by Commissioner Rogen and seconded by Commissioner Duffy. The motion passed unanimously.

Conditional Use Permit #14-07 – Approved