

**MINUTES OF THE JOINT MEETING
MINNEHAHA COUNTY & DELL RAPIDS PLANNING COMMISSIONS
November 28, 2016**

A joint meeting of the County and City Planning Commissions was held on November 28, 2016 at 7:00 p.m. in the Commission Room of the Minnehaha County Administration Building.

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Mike Cypher, Bonnie Duffy, Jeff Barth, Doug Ode, Paul Kostboth, and Becky Randall.

CITY PLANNING COMMISSION MEMBERS PRESENT: Roger Dearduff, Rod Pierson, Bob Lamberty, and Tom Schwebach.

STAFF PRESENT:

Scott Anderson, Kevin Hoekman, and David Heinold - County Planning

The County Planning Commission Chair Mike Cypher presided over the meeting. The meeting was called to order at 7:00 p.m. The City Planning Commission was chaired by Roger Dearduff.

CONSENT AGENDA

Commissioner Cypher read each item on the consent agenda and nobody objected to any item.

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

ITEM 1. Approval of Minutes – October 24, 2016

As part of the consent agenda, a motion was made for the County by Commissioner Barth and seconded by Commissioner Ode to **approve** the minutes for the October 24, 2016 meeting. The motion passed unanimously. Same motion was made for the City by Commissioner Pierson and seconded by Commissioner Schwebach to **approve** the minutes for the October 24, 2016. The motion passed unanimously.

ITEM 2. CONDITIONAL USE PERMIT #16-79 to allow Light Manufacturing & Repair on the property legally described as SE1/4 (Ex. H-1 & Ex. H-2 & Ex. Pliska's Addn. & Pliska's 2nd Addn. & Ex. Overvaag's Addn. & Ex. S525'), Section 12-T104N-R50W.

Petitioner: Joseph Wolles

Property Owner: same

Location: 47176 246th St. Approximately 2.5 miles west of Dell Rapids

Staff Report: Kevin Hoekman

This would allow Light Manufacturing & Repair.

General Information:

Legal Description – SE1/4 (Ex. H-1 & Ex. H-2 & Ex. Pliska's Addn. & Pliska's 2nd Addn. & Ex. Overvaag's Addn. & Ex. S525'), Section 12-T104N-R50W.

Present Zoning – I1 Industrial

Existing Land Use – Vacant Farmstead

Parcel Size – 35.65

Staff Report: Kevin Hoekman

Staff Analysis:

The property is located northeast corner of the Dell Rapids Exit off of Interstate 29 and on the north side of a small industrial development. The parcel was zoned to C – Commercial district in 2007 to accommodate growth of the industrial park. The petitioner is requesting approval of a light manufacturing and repair to take place within a building and storage outside. The light manufacturing would be to produce custom built metal products primarily for agricultural uses.

The property was a farmstead that had several farm buildings and an abandoned concrete feedlot. Work has recently been done on the property to clear old structures and volunteer trees. Much of the dirt has been leveled, and many loads of gravel have been brought into the property for driveway and presumably parking.

The property is accessed from dead end on Lindy Avenue. Currently the portions of Lindy Avenue and Lindy Circle are not hard surfaced. This is of concern because, most current industrial parks have hard surfaced roads. Industrial zoned parcels that are located on hard surfaced roads are required to have hard surfacing for driveways and parking. Although the current road is not hard surfaced, consideration should be made regarding hard surface requirements. The ordinance does allow for some exceptions to the hard surfacing ordinance regarding the storage areas. Staff would have to work with the petitioner to determine where hard surfacing would be required or not.

The petitioner has submitted a simple site plan that depicts where buildings storage and parking is planned to be on the property. The primary building will be placed where a former barn was located on the farmstead to the east of the driveway. A secondary building is intended further to the east. Much of the north area of the farmstead is labeled for storage. What will be stored in the designated area is rather vague because of lack of project narrative. Much of the designated storage area is already hard surfaced due to the abandoned concrete cattle lot.

Conditional Use Permit Criteria:

1) The effect upon the use and enjoyment of other property in the surrounding area for the uses already permitted, and upon property values within the surrounding area.

The proposed use will increase the traffic and use of the property as compared to the current farmstead use; however, the area is zoned for further industrial development. Lindy Avenue is primarily accessed and used by other industrial uses. One single family dwelling is located to the west of the proposed site. This single family dwelling is owned by the petitioner.

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

The area around the interstate exit is extensively industrial and commercial land uses. Future development in the area will likely continue the trend of further industrial development. The proposed land use is on a large lot that has the potential to develop more industrial sites. This land use may be the beginning of further growth in the area. If further subdivision is considered by the petitioner, then a preliminary subdivision plan should be considered to ensure proper growth management.

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

The facility will use the existing access onto Lindy Avenue. Consideration should be given to the potential impact on roads if the driveway or parking is not paved.

The site generally drains to the northeast into an intermittent stream that has a designated floodplain. The increase in impervious and semi-impervious surfaces will increase run-off into the stream that later flows into the Big Sioux River south of Dell Rapids. The Envision 2035 Comprehensive Plan includes a section regarding the importance of stormwater management. Best Management Practices should be encouraged, and development and storage in the floodplain should be limited

The petitioner will be required to extend any necessary utilities to the proposed facilities.

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

The proposed land use is required to have two parking spaces for each three employees on the maximum shift plus space to accommodate all trucks and other vehicles in connection therewith. The property has enough space to accommodate all the parking that is required. The parking and driveways of the property should be required to have hard surfacing to prevent debris from being brought out onto the streets.

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.

With little to no description of the proposed land use, it is difficult to predict potential nuisances. The storage area is large and setback from the right-of-way which will make it difficult and expensive to completely surround with a fence. Tree could be used to help soften the view and screen storage of the yard.

Lighting and glare has to potential to be a nuisance to neighboring properties. It is also recognized that lighting is needed for both security and sight visibility. Lighting should be directed as to not spill off the site.

No regulated substances should be allowed to be stored on site.

6) Health, safety, general welfare of the public and the Comprehensive Plan.

It is unlikely that the requested expansion will create any additional health safety or welfare concerns. This area is designated as a rural service area in the comprehensive plan. This

designation allows for the development of commercial and industrial entities in the area.

Recommendation:

Staff finds that the proposed manufacturing is an appropriate use of the industrial land at this site. Staff recommends **approval** of Conditional Use Permit #16-79 with the following conditions:

- 1.) The property shall adhere to the submitted site plan and narrative. Any changes must be approved as a minor or major amendment to the conditional use permit.
- 2.) Outdoor storage shall not include scrap metals, debris, unlicensed vehicles, inoperable vehicles, garbage, chemicals, or similar type items.
- 3.) No storage shall be allowed in the regulatory floodplain.
- 4.) No storage of regulated substances shall be allowed.
- 5.) A grass buffer strip of 100 feet shall be maintained on the south side of the intermittent stream. The 100 feet shall be measured from the center of the stream channel.
- 6.) Outdoor storage shall be screened on the south side by a minimum of two staggered rows of evergreen trees. Trees must be a minimum 2 feet tall and spaced 16 feet apart in each row.
- 7.) The hours of operation shall be between 7:00 am and 9:00 pm.
- 8.) All driving and parking areas shall be hard surfaced to the standards of the 2001 Revised Joint Zoning Ordinance for Minnehaha County and The City of Dell Rapids. The hard surface is required to be installed within 12 months after the final inspection for the main structure.
- 9.) Any subdivision of the property shall first be approved through the preliminary subdivision planning process.
- 10.) Building permits are required for all structures and any signage.

ACTION

As part of the consent agenda, a motion was made for the County by Commissioner Barth and seconded by Commissioner Ode to **approve** Conditional Use Permit #16-79. The motion passed unanimously. Same motion was made for the City by Commissioner Pierson and seconded by Commissioner Schwebach to **approve** Conditional Use Permit #16-79. The motion passed unanimously.

Conditional Use Permit #16-79 – Approved

REGULAR AGENDA

Members of the public should understand that Planning Commissioners may be unable to thoroughly review and consider materials delivered the day of the hearing. The order of business for the regular agenda shall be:

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| <i>A) Staff Presentation</i> | <i>C) Public Comments</i> | <i>E) Public Testimony Closed</i> |
| <i>B) Applicant Presentation</i> | <i>D) Applicant Response</i> | <i>F) Commission Discussion</i> |

There are no items listed on the regular agenda.

Old Business

None.

New Business

None.

Adjourn

Commissioner Schwebach motioned to adjourn for the city, and Commissioner Pierson seconded the motion. The motion passed unanimously. The same motion was made for the County by Commissioner Ode and seconded by Commissioner Barth. The motion passed unanimously. The Meeting was adjourned at 7:03 pm.