



**MINUTES OF THE
MINNEHAHA COUNTY PLANNING COMMISSION**
September 24, 2018

A meeting of the Planning Commission was held on September 24, 2018 at 7:22 p.m. in the Commission Room of the Minnehaha County Administration Building.

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Bonnie Duffy, Adam Mohrhauser, Becky Randall, and Mike Ralston.

STAFF PRESENT:

Scott Anderson, David Heinold, and Kevin Hoekman - County Planning
Donna Kelly – States Attorney

Bonnie Duffy chaired the meeting and called the Minnehaha County Planning Commission meeting to order at 7:22 p.m.

PUBLIC COMMENT.

Commissioner Duffy opened the floor for public comment and nobody moved to speak.

Consent Agenda

Commissioner Duffy read each item of the consent agenda.

A motion was made to **approve** the consent agenda consisting of Items 1 and 2 by Commissioner Ralston and seconded by Commissioner Mohrhauser. The motion passed unanimously.

ITEM 1. Approval of Minutes – August 27, 2018

As part of the consent agenda, a motion was made by Commissioner Ralston and seconded by Commissioner Mohrhauser to **approve** the meeting minutes from August 27, 2018. The motion passed unanimously.



Conditional Use Permit Criteria:

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 size of the requested accessory structure exceeds the sizes of existing buildings on similar properties to the subject property; however, many of the properties in the area have accessory building sizes exceeding the 2,400 sq. ft. total area on smaller lot sizes. The personal use of the proposed accessory structure for storage as indoor storage will likely not significantly affect the use and enjoyment of properties in the immediate vicinity.

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

The area primarily consists of agricultural farmland with several residential acreages and existing farmsteads. The requested accessory building area would set a precedent for future undeveloped properties in the surrounding area and would further increase the size of personal accessory buildings in the rural area; however, accessory building sizes over 4,000 sq. ft. have been approved in other parts of the county on similar lot arrangements. The future development of agricultural land is entirely dependent on the availability of building eligibilities for residential homes in the area.

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

The petitioner has not indicated a need to increase utilities or included any provisions for accommodating drainage facilities to manage the type, intensity, and flow of water from the proposed accessory structure. The site plan shows that the structure will be accessible via an extension of the existing driveway.

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

No off-street parking will be needed with the supplemental area for parking as a result of residential activities. No commercial or business parking will be allowed at any time. No retail sales of products is allowed on the premises in accordance with 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.

No offensive nuisances shall be permitted at any time during use of the proposed accessory structure. The use of lighting should be directed downward on to the property in order to prevent light pollution off site.

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

The proposed accessory building should have no effect on the health, safety, and general welfare of the public. The use of the accessory structure for private use and storage will create few problems to neighboring properties. The property is located within the area defined as the Agricultural Production Area in the Envision 2035 Comprehensive Plan, which sets forth the purpose to protect, preserve, and promote agricultural uses and the economic viability of farming operations in the rural area.



Recommendation:

Staff finds that the requested total accessory building area is relatively comparable to the existing accessory building sizes on similar properties in the surrounding area. Staff recommends **approval** of Conditional Use Permit #18-45 with the following conditions:

- 1.) That the total accessory building square footage shall not exceed 4,920 square feet.
- 2.) That a building permit is required prior to construction of the accessory structure.
- 3.) An inspection must be made of the proposed accessory structure to ensure that the total floor area of the structure does not exceed 2,400 square feet.
- 4.) That all outdoor lighting shall be of a full cutoff and fully-shielded design to prevent direct spillage of light beyond the property boundaries.
- 5.) That no commercial storage or business shall be conducted at any time.

Action

As part of the consent agenda, a motion was made by Commissioner Ralston to **approve** Conditional Use Permit #18-45 and seconded by Commissioner Mohrhauser. The motion passed unanimously.

Conditional Use Permit #18-45 – Approved



MINNEHAHA COUNTY
PLANNING COMMISSION
MEETING MINUTES

September 24, 2018

Old Business

None.

New Business

None.

Adjourn

A motion was made to **adjourn** by Commissioner Barth and seconded by Commissioner Randall. The motion passed unanimously.

The meeting was **adjourned** at 7:26 pm.