



## Planning & Zoning News

The County Planning Department finished a busy year and currently beginning changes as a result of the passage of the Envision 2035 Comprehensive Plan since the adoption date about a year and a half ago. The Minnehaha County Planning Department processed 90 conditional uses, 3 rezonings, 4 variances, 1 text amendment, 1 temporary use, no road vacations, 2 preliminary plans, 2 agricultural tourism, no special events, and 61 drainage permit requests. Out of the 90 conditional use permit applications, 5 were appealed to the elected officials' body and two were carried over to the January 23rd planning commission meeting. Six drainage permits were appealed to the Drainage Board, which all permits had been approved at each public hearing. None of those permits had an appeal filed with the Circuit Court during the year. The Planning Department worked with landowners to abate 68 of approximately 123 new and existing cases. One nuisance complaint was brought before the County Commissioners to declare the property a public nuisance, which order and abate was approved. There are approximately 48 cases consisting of public nuisance, zoning, septic, solid waste, drainage, CUP review, and other miscellaneous issues that are pending into the following year. *(cont. on page 2)*

### *Mike Ralston appointed to Planning Commission*

Mike Ralston was appointed to the Planning Commission for the 2017-2021 term vacant the second half of last year. Mike is a Crooks, SD resident with a wealth of knowledge and new insights to the planning commission. We appreciate Mike's commitment to serve on the Minnehaha County Planning Commission and look forward to his guidance over the next four year term. Overall, the planning commission has seen half of the citizen board welcome new people who graciously volunteer their time to serve the community. Please join us in welcoming Mike Ralston to the planning commission!

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### UPCOMING MEETINGS & IMPORTANT DEADLINES

#### Planning Commission

<u>MEETING</u>	<u>DEADLINE</u>
<b>Apr. 24</b>	
<b>May 22</b>	<b>(Apr. 28)</b>
<b>Jun. 26</b>	<b>(May 26)</b>
<b>Jul. 24</b>	<b>(Jun. 30)</b>
<b>Aug. 28</b>	<b>(Jul. 28)</b>
<b>Sept. 25</b>	<b>(Sept. 1)</b>
<b>Oct. 23</b>	<b>(Sept. 29)</b>
<b>Nov. 27</b>	<b>(Oct. 27)</b>

**No December meeting**

## Planning & Zoning News

The planning department has been working on preparing a few ordinance updates at the request of the Planning Commission to keep ahead of growth patterns occurring in the regional area. Staff is still in the fact gathering stage before beginning the planning process to obtain input from members of the public on the proposed zoning ordinance text amendments. You can get more information by signing up for email updates of planning commission agendas at [www.minnehahacounty.org](http://www.minnehahacounty.org).

In addition, the planning department is continuing to research the development of a stormwater management program as mandated by the US Environmental Protection Agency. Minnehaha County must develop, implement, and enforce a Storm Water Management Program with six minimum control measures designed to reduce discharge of pollutants to the maximum extent practicable further satisfying the water quality requirements of the Clean Water Act by the end of the first five-year term after starting the program. The program is required to set milestones for implementing the six minimum control measures, which establishes a process for selecting best management practices such as vegetated filter strips, permeable pavement, riparian areas, and open space design that prevent storm water pollution from entering our waterways. Stormwater discharges are often a significant contributor to local water quality impairments as they can carry high levels of sediment, oil, toxins, pesticides, trash, and other pollutants that flow into natural drainage ways.

	Conditional Use Permit	Rezoning	Variance	Text Amendment	Temporary Use	Road Vacation	Preliminary Plan	Agricultural Tourism	Special Events	Drainage
Approved	82	3	3	0	1	0	2	2	0	55
Denied	0	0	1	0	0	0	0	0	0	0
Withdrawn	2	0	0	0	0	0	0	0	0	0
Appealed										
& Approved	3	0	0	0	0	0	0	0	0	6
& Denied	1	0	0	0	0	0	0	0	0	0
Outstanding	2	0	0	0	0	0	0	0	0	0
<b>Totals</b>	<b>90</b>	<b>3</b>	<b>4</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>61</b>

	Carryover	Filed in 2016	Closed in 2016	Filed with States Attorney	Pending
Nuisance	19	37	40	1 CC Public Nuisance	9
Zoning	25	29	25		18
Septic	1	2	0		2
Solid Waste	1	0	1		0
Drainage	1	5	4		3
CUP Review	6	2	2		6
Other	1	2	1		1
<b>Totals</b>	<b>54</b>	<b>68</b>	<b>68</b>	<b>1 CC Public Nuisance</b>	<b>43</b>

NOTE: Numbers in each column contain duplicates because some complaints cover more than one category.

## What's Happening in Minnehaha County?

## Building Activity Minnehaha County Unincorporated Area

January-March

2017		2016	
Permits Issued	Construction Value	Permits Issued	Construction Value
<b>93</b>	<b>\$4,400,558.00</b>	<b>105</b>	<b>\$6,539,280.00</b>
(thousands \$)		(thousands \$)	
<b>Residential</b>		<b>Residential</b>	
New (4)	\$1,098.1	New (5)	\$1,511.6
Adds, remodel, acc., replacement (73)	\$2,678.7	Adds, remodel, acc., replacement (71)	\$1,506.8
<b>Commercial / Industrial (7)</b>		<b>Commercial / Industrial (20)</b>	
	\$382.0		\$2,387.3
<b>Agricultural (7)</b>		<b>Agricultural (9)</b>	
	\$241.7		\$1,133.5
<b>Total</b>		<b>Total</b>	
	<b>\$4,400.5</b>		<b>\$6,539.2</b>
<b>New dwellings</b>		<b>New dwellings</b>	
	4		5
<b>Mobile homes</b>		<b>Mobile homes</b>	
	0		0
<b>Total</b>		<b>Total</b>	
	<b>4</b>		<b>5</b>

( ) denotes number of permits YTD

### RESIDENTIAL CONSTRUCTION, 2005-2016

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Single-family units	79	76	53	37	34	26	25	28	48	30	39	54	4
Single-family (moved on)	7	4	1	2	1		0	1		2		2	
Manufactured homes	3		1	1		1	0		1	0		1	
Mobile homes	0	2		1			0						
Replacement units	17	16	15	29	15	12	21	14	22	18	22	15	3
<b>Total</b>	<b>106</b>	<b>98</b>	<b>70</b>	<b>70</b>	<b>50</b>	<b>39</b>	<b>46</b>	<b>43</b>	<b>71</b>	<b>50</b>	<b>61</b>	<b>72</b>	<b>7</b>

\*to date

Net increase 2005-2016 (excluding replacement units) = 503 housing units  
 Annual average = 38.69 housing units

Source: Minnehaha County Planning Department

### Commissioners

**Mike Cypher, Chair**  
2013-2017

**Doug Ode**  
2015-2019

**Bonnie Duffy, Vice Chair**  
2017-2021

**Paul Kostboth**  
2016-2020

**Jeff Barth**  
County Commission  
Representative - 2017

**Becky Randall**  
2013-2017

**Mike Ralston**  
2017-2021



### Staff

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**Park Supervisor**  
John Mork

## Minnehaha County Planning & Zoning Newsletter

### Moving Forward ~ Planning Ahead

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**Submit photos, news, stories, or events to David  
by June 30, 2017. More news to come!**