



**MINUTES OF THE JOINT MEETING  
MINNEHAHA COUNTY & SIOUX FALLS PLANNING COMMISSIONS  
October 27, 2018**

A joint meeting of the County and City Planning Commissions was scheduled on October 22, 2018 at 7:00 p.m. in the Commission Room of the Minnehaha County Administration Building.

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Bonnie Duffy, Becky Randall, Doug Ode, Adam Mohrhauser, Ryan VanDerVliet, Mike Ralston, and Jeff Barth.

CITY PLANNING COMMISSION MEMBERS PRESENT: Kurt Johnson, Sharon Chontos, Andi Anderson, Katherine Fiegen, and Steve Gaspar.

**STAFF PRESENT:**

Scott Anderson, David Heinold, and Kevin Hoekman - County Planning  
Maggie Gillespie – States Attorney  
Diane deKoeper – City Planning

The County Planning Commission Chair was presided over by Chair Bonnie Duffy. The City Planning Commission was chaired by Kurt Johnson.

Planning Commission Chair Bonnie Duffy called the joint City of Sioux Falls and Minnehaha County Planning Commission meeting to order at 7:00 p.m.

**PUBLIC COMMENT.**

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

**Consent Agenda**

Commissioner Duffy read each item on the consent agenda and nobody from the Commission or the public raised concerns about any item.

A motion was made for the County by Commissioner Barth and seconded by Commissioner Randall to **approve** the consent agenda. The motion passed unanimously. The same motion was for the City by Commissioner Gaspar and seconded by Commissioner Anderson to **approve** the consent agenda. The motion passed unanimously.

**ITEM 1. Approval of Minutes – August 27, 2018**

As part of the consent agenda, a motion was made for the County by Commissioner Barth and seconded by Commissioner Randall to **approve** the meeting minutes from August 27, 2018. The motion passed unanimously. The same motion was made for the City by Commissioner Gaspar and seconded by Commissioner Anderson to **approve** the meeting minutes from August 27, 2018. The motion passed unanimously.



**SIOUX FALLS AND MINNEHAHA COUNTY  
PLANNING COMMISSION  
MEETING MINUTES**

**October 22, 2018**



**Consent Agenda**

**ITEM 2. FINAL DEVELOPMENT PLAN #18-03 for the McCrossan Boys Ranch  
Planned Development District in the NE ¼ NW ¼ & That Part of SE ¼ NW ¼ N  
of I-90 & W ½ NW ¼ (Ex H-1, H-2, H-3, H-4, & Ex Pt S of H-1 & Ex Part in  
City Limits) in Section 24-T102W-R50**

Petitioner: Design Arc Group (Matthew Weiss)

Property Owner: McCrossan Foundation, Inc.

Location: 47135 260th St. North of I-90 & East of Marion Rd.

Staff Report: Kevin Hoekman

**General Information:**

Legal Description – NE ¼ NW ¼ & That Part of SE ¼ NW ¼ N of I-90 & W ½ NW ¼ (Ex H-1, H-2, H-3, H-4, & Ex Pt S of H-1 & Ex Part in City Limits) in Section 24-T102W-R50.

Present Zoning – McCrossan Boys Ranch Planned Development District

Existing Land Use – Group Home with Supporting Activities

Parcel Size – Approximately 74.4 acres

**Staff Report:** Kevin Hoekman

**Staff Analysis:**

The McCrossan Boys Ranch property was rezoned into a Planned Development District in 2011. As a Planned Development, the Joint Sioux Falls and Minnehaha County Zoning Ordinance requires the petitioner to submit a Final Development Plan for review by the planning commissions prior to new development. This Final Development Plan brings further detail to the site and the future plans for its development. Specifically, this plan details a new visitor center on the west side of the site along the main entrance driveway.

Staff has reviewed Section 14.04 of the Minnehaha County's Zoning Ordinance to determine that all requirements for a Final Development Plan have been met. The applicant has provided all of the required information for a Final Development Plan for the visitor center, including a utility plan, grading and drainage plan, parking plan, and building plans. The initial development plan included a visitor center; however the visitor center was initially located within Subarea A (commercial). A visitor center in Subarea B (agricultural) is considered an accessory use to the agricultural and recreational portions already proposed within the subarea, and therefore allowable in the district. In the Planned Development District article of the zoning ordinance, this kind of movement of use can be considered a 'minor amendment.' A minor amendment can be approved through the submission and approval of a Final Development Plan by the joint planning commissions.



Section 14.04 (D). contains a list of information that must be included in the Final Development Plan. Below is the list, in bold, with staff review of each item as to how the item has been met:

**(1). Size and location of proposed structures including height and number of units.**

The master plan includes a detailed arrangement of existing and proposed buildings. Proposed buildings are located on the utility plan. The height and size of the buildings are listed within the submitted narrative. All the structures meet height restrictions.

**(2). Calculated floor area for each structure and a generic listing of the uses within said structure.**

The height and size of the buildings are listed within the submitted narrative. As a large institutional type land use, there are many buildings with many uses.

**(3). Off-street parking lot arrangement designating all parking spaces, off- street loading spaces, and any outdoor trash container spaces.**

The master plan shows parking lots and driveways throughout the ranch. Off street parking requirements are met and overflow parking has been used for events in the grass areas on the east side of the facility.

**(4). Any sidewalks, bikeways or other paths.**

Several sidewalks are depicted within the master plan. Many of the buildings are connected with sidewalks or driveways.

**(5). Landscaping plans showing the type and location of any walls or fences, the placement, size and species of any trees or shrubs, and berms in areas that will be sod or seeded.**

The property is well established with many buildings and tree groves existing. The existing tree groves are designated on the master plan and some more detailed landscaping is listed on the architectural plan for the visitor center. There are no current requirements for landscaping for the facility.

**(6). All existing and proposed utilities, drainageways, water courses, and location of above ground existing utilities on adjacent property.**

Utilities are depicted on several pages of the visitor center details. A grading plan shows that the visitor center will require some fill to level the land. The site is large and some utilities are located near adjacent right of ways. The sanitary sewer for the visitor center will be directed to the existing sewage lagoons for treatment.

**(7). Proposed final ground contours.**

The proposed final ground contours for the visitor center are located on the grading plan.



**(8). Existing and proposed uses adjacent to the area.**

Existing site conditions of neighboring properties are listed in the narrative. These uses include private farmland, McCrossan owned farm land, developing industrial park, and Interstate 90. There will be minimal conflict between the proposed master plan and existing neighboring uses.

**(9). Documentation of the ownership and maintenance responsibility of any common open spaces, structures, or facilities including private streets.**

The entire site is owned and operated by McCrossan Boys Ranch.

**(10). Any subareas proposed for multiple residential development will be required to provide an open area for recreation. Said open spaces shall not be included in any required yard, but shall be located in the same subarea it is intended to serve.**

The property does have some residential development for employees and group home dorm facilities. There are several outdoor recreational facilities on the site and open space available. The McCrossan Boys Ranch owns the entire site.

**(11). Proposed parking and loading spaces which shall be in conformance with Article 16.00, except where unique physical, environmental or design characteristics make such requirements undesirable.**

The master plan includes parking lots near common facilities and driveway access for loading and unloading around the other facilities. The property is large enough to accommodate all loading off the public right-of-way.

**(12). Unless otherwise specified on the Final Development Plan, all development standards shall be the same as those set forth in the traditional zoning districts, which shall be referenced for each subarea as a part of the Final Development Plan. For example: townhouses on Block X shall be developed in conformance with the requirements of the RD Residential District.**

Development will meet requirements of the Planned Development and the applicable traditional zoning requirements. The intent of the McCrossan Boys Ranch Planned Development was to allow for continual improvements to the property in accordance with a master plan.

The Minnehaha County Chief Building Inspector reviewed the plan for the visitor center. It should be noted that prior to development, the developer must obtain a building permit from Minnehaha County.

As noted in the submitted narrative, the McCrossan Boys Ranch has been operating at this location for more than 50 years. In 2011, the property was rezoned into a Planned Development



District in order to allow for growth of the site; otherwise, the site was a non-conforming use and would not be able to expand as desired. Since the initial plan in 2011, the plans have changed for location of the visitor center, sports complex, and other minor facility adjustments. Planning staff supports the development of a visitor center on the site, but it may be beneficial for the organization to amend the subarea boundaries and allowable uses for the subareas to better reflect how the site is developing. Staff can review other zoning options to allow the desired development outside of a planned development district.

**Recommendation:**

Staff finds that the Final Development Plan meets the requirements of the Zoning Ordinance and of the McMrossan Boys Ranch Planned Development District. Staff recommends **approval** of McCrossan Boys Ranch Final Development Plan #18-03.

**Action**

As part of the consent agenda, a motion was made for the County by Commissioner Barth and seconded by Commissioner Randall to **approve** the McCrossan Boys Ranch Final Development Plan #18-03. The motion passed unanimously. The same motion was made for the City by Commissioner Gaspar and seconded by Commissioner Anderson to **approve** the McCrossan Boys Ranch Final Development Plan #18-03. The motion passed unanimously.



**SIOUX FALLS AND MINNEHAHA COUNTY  
PLANNING COMMISSION  
MEETING MINUTES**

**October 22, 2018**

**Old Business**

None.

**New Business**

None.

**Adjourn**

A motion was made for the County to **adjourn** by Commissioner Barth and seconded by Commissioner Ralston. The motion passed unanimously. The same motion was made for the City to **adjourn** by Commissioner Anderson and seconded by Commissioner Chontos. The motion passed unanimously.

The meeting was **adjourned** at 7:04 pm.