



**JOINT MINNEHAHA COUNTY & CITY OF SIOUX FALLS
PLANNING COMMISSION
MEETING MINUTES**

SEPTEMBER 27th, 2021

**MINUTES OF THE JOINT MEETING
MINNEHAHA COUNTY & SIOUX FALLS PLANNING COMMISSIONS
September 27th, 2021**

A joint meeting of the County and City Planning Commissions was held on September 27th, 2021 at 7:00 p.m. in the Commission room of the Minnehaha County Administration Building.

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

CITY PLANNING COMMISSION MEMBERS PRESENT: Sean Ervin, Dana Fisher, Bradyn Neises, Aaron Norman, Janet Kittams, and Erik Nyberg.

STAFF PRESENT:

Scott Anderson, Kevin Hoekman, and Mason Steffen – County Planning
Eric Bogue – States Attorney’s Office
Fletcher Lacock– City Planning

The County Planning Commission was presided over by Commissioner Bonnie Duffy. The City Planning Commission was chaired by Erik Nyberg.

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

PUBLIC COMMENT

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

REGULAR AGENDA

ITEM 1. Approval of Minutes – August 23rd, 2021

Chair Duffy called for any comments or amendments to the minutes. Nobody raised any comments or additions.

A motion was made for the County by Commissioner Mohrhauser and seconded by Commissioner Ode to approve the meeting minutes from August 23, 2021. The motion passed unanimously.

The same motion was made for the City by Commissioner Ervin and seconded by Commissioner Neises to **approve** the meeting minutes from August 23, 2021. A roll call vote was taken, and the motion passed unanimously.



ITEM 2. FINAL DEVELOPMENT PLAN #21-01

Petitioner: Tyler Childress

Property Owner: Same

Location: Located 1 mile north of Sioux Falls

Staff Report: Kevin Hoekman

General Information:

Legal Description – Lot B, Tract 1, Laurel Ridge Addition, SE ¼ SE ¼, Section 23, T102N, R49W

Present Zoning – Laurel Ridge Planned Development

Existing Land Use – Vacant

Parcel Size – 3.62 Acres

Staff Report: Kevin Hoekman

Staff Analysis:

The applicant has submitted a final development plan for the newly rezoned portion of the Laurel Ridge Planned Development. Staff has included the site plan and the latest building Plans for the Planning Commissions' review. Section 14.04 (D). contains a list of information that must be included on the Final Development Plan. Below is the list, in bold, with staff review of each item as to how the requirement has been met:

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

The applicant is proposing a single structure with a large patio space. The structure will be built as an "A" frame construction with two floors above grade and one floor below grade with a walkout patio structure. About half of the below grade portion of the structure will be covered with a core floor and be used as an additional patio space.

The subarea of planned development references the "C" Commercial zoning district for height and setback restrictions. Therefore, the allowed height of the structure is 35 feet tall. The provided building plans show the midpoint of the roof is a little over 31 feet from the lowest elevation. Based on the definition of building height in the ordinance, this is the correct way of determining the height of the structure, even when the height from the lowest point to the peak of the structure is over 60 feet tall.

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

The proposed structure will have three floors and large patio spaces. One of the patio spaces has a small 162 square feet bar to serve the outside areas. The plans for the building include finished space plans which list the area and use of the rooms within the building. The event space on the basement level is listed as 2,521 square feet. The total floor space for all three floors, including space not listed for events, is 9,095 square feet. A building code review for the structure indicates that the Occupant Load for the event space will be 168 occupants.



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

The site plan shows two parking lots for the building. Twenty parking spaces are located in the north parking lot and 7 spaces in the south parking lot adjacent to the building. The petitioner has submitted that the building will meet the parking requirements as listed for a “Private Club or Lodge.” This would require the structure to have one parking space for each 300 square feet of floor area. Twenty-seven parking spaces will meet this parking requirement when mechanical rooms and storage areas are removed from the building square footage. The petitioner has stated in an email that overflow parking may be directed to the existing parking at the “barn” event center, or it may be directed to grass areas of the facility. Trash enclosures are indicated on the site plan.

Staff would like to point out that the current driveway access is a narrow driveway for field access. The driveway should be widened to 24 feet wide to allow traffic to enter and exit the facility at the same time. Mapleton Township will have to approve any additional work on the driveway.

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

Sidewalks are shown for use to access the building. There are no sidewalks, bikeways or paths connecting neighboring development.

(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 petitioner has stated that the landscaping will utilize natural landscaping that exists wherever possible. The lawn will be seeded after construction.

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

The petitioner has submitted a detailed topographic map with the current contours and utilities located on the property.

(7). Proposed final ground contours.

The provided site plan includes a few proposed contours which shows that drainage will largely be left alone from the current drainage ways. Drainage for the site flows directly into Slip Up Creek east of the proposed building.

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

The proposed event hall is in addition to a larger event hall on the neighboring property owned by the petitioner. An eighth of a mile north of the site is the Veteran’s Cemetery. And about ¼ mile west of the site is a subdivision of single-family dwellings. Other areas around the event hall are agricultural land uses.



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

The applicant has indicated that the owners of the Laurel Ridge Planned Development will maintain the private access to the wedding barn and agricultural area. The two lots are planned to be owned by two different companies which will both be owned by the petitioner.

(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.

No residential sub-areas are included within the Laurel Ridge Planned Development.

(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.

Staff finds the proposed parking lots with overflow parking will adequately meet the goal to prevent on-street parking for events. The petitioner has submitted the parking plan on the site plan which includes 27 parking spaces to meet the generic rate of 1 parking space for every 300 square feet of building space. Additional parking can be placed on the neighboring lot and on grass locations on the property.

(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.

All development standards have been met. Generally, the setback and height requirements of the C Commercial District are being used as stated in the Laurel Ridge Planned Development District.

The City of Sioux Falls submitted comments which have been provided to the applicant and included for the Planning Commission's review. The City indicates three requirements that should be met for approval. The surveyed topographic map shows the property lines in detail, and the driveway does not cross City owned land. The other two requirements were discussed during the rezoning request. The petitioner is planning to use an existing driveway which was improved at the request by the township. Minnehaha County does not have any requirements for property to be parceled separately because of different zonings on the same property.

Recommendation: Staff finds that the Final Development Plan meets the requirements of the Zoning Ordinance and the Laurel Ridge Planned Development District. Staff recommends **approval** of the Laurel Ridge Final Development Plan #21-01 to allow the construction of a event hall with the following conditions:

1. That all outside security lighting and parking lot lights shall be fully cut-off and fully shielded with recessed lights that prohibit the spillage of light beyond the boundaries of the subject property.



2. That all existing drainage is maintained and that erosion control measures are implemented on all disturbed areas so as not to allow any sedimentation of existing drainage ways or bodies of water.
3. That the applicant obtains a building permit prior to any construction commencing on the site.
4. There shall be no parking allowed on Slip Up Creek Road.

Public Testimony

Kevin Hoekman, county planning staff, presented the staff report and recommendation.

Commissioner Ervin asked how the facility relates to a lodge or club in regard to parking requirements. Kevin Hoekman, noted that the ordinance does not list event center as a use and the requirement of 1 space per 300 feet is used for the lodge description and the description for everything that is not listed in the ordinance. Commissioner Ervin noted that 27 parking spaces is not a lot of spaces for 168 occupant load.

Commissioner Fisher asked how the parking will work if overflow will include parking at the existing venue. Kevin Hoekman explained that the petitioner has informed planning staff that the two venues will be able to work together and that there will be additional grass overflow parking on the site.

Tyler Childress, the petitioner, was available for questions and had some comments based on Commissioner questions. He began with explaining that the building is undergoing ICC review for code compliance. He added that parking is limited on the lot in part because of topography makes it difficult to pave further spaces, and he explained that parking has not been a problem with the other barn in the past. He stated that Mapleton Township has already approved widening the driveway to 24 or 26 feet to allow for traffic in and out. Tyler finished by adding that he sees the use of the building as similar to a lodge as it is intended for smaller groups and events rather than the primary event barn.

Commissioner Randall asked if there will be a requirement for lighting a pathway between parking if the existing venue will be used as overflow parking. Tyler Childress answered that the other building does have lighting for outside, but he does not believe there will be much need to use the overflow parking below the hill.

Commissioner Ralston expressed that he understands the concern for parking, but the Planning Commission is asked to enforce codes which are currently in effect.

Action

Commissioner Ralston made a motion to approve Final Development Plan 21-01 with staff recommended conditions. The motion was seconded by Commissioner Mohrhauser. The motion passed unanimously.

Commissioner Ervin made the same motion for the city to approve Final Development Plan 21-01 with staff recommended conditions. The motion was seconded by Commissioner Norman. A



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vote was taken and the motion passed unanimously with 5 votes in favor and 0 votes against the motion

Final Development Plan #21-01 – Approved

Old Business

None

New Business

None

Adjourn

A motion was made by the County to adjourn by Commissioner Randall and seconded by Commissioner Ode. The motion passed unanimously.

The same motion to adjourn was made for the city by Commissioner Ervin and seconded by Commissioner Neises. The motion passed unanimously.

The meeting was adjourned at 7:18 p.m.