



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

SEPTEMBER 26, 2022

**MINUTES OF THE JOINT MEETING
MINNEHAHA COUNTY & SIOUX FALLS PLANNING COMMISSIONS
September 26, 2022**

A joint meeting of the County and City Planning Commissions was held on September 26, 2022 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, Doug Ode, Ryan VanDerVliet, Adam Mohrhauser, Mike Ralston, and Jeff Barth.

CITY PLANNING COMMISSION MEMBERS PRESENT: Janet Kittams, Larry Luetke, Erik Nyberg, John Paulson, & Dana Fisher.

STAFF PRESENT:

Scott Anderson, Kevin Hoekman and Mason Steffen – County Planning
Maggie Gillespie – States Attorney's Office
Albert Schmidt– City Planning

The County Planning Commission was presided over by Commissioner Bonnie Duffy. The City Planning Commission was chaired by Commissioner Janet Kittams.

Chair Duffy called the joint Minnehaha County and City of Sioux Falls Planning Commission meeting to order at 7:14 p.m.

PUBLIC COMMENT.

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

CONSENT AGENDA

ITEM 1. Approval of Minutes – July 25, 2022

As part of the consent agenda, a motion was made for the county by Commissioner VanDerVliet and seconded by Commissioner Barth to **approve** the meeting minutes from July 25, 2022. The motion passed unanimously with 6 votes in favor and 0 votes against the motion.

As part of the consent agenda, the same motion was made for the city by Commissioner Luetke and seconded by Commissioner Nyberg to **approve** the meeting minutes from July 25, 2022. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.



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Regular Agenda

ITEM 2. FINAL DEVELOPMENT PLAN #22-01

Petitioner: Tyler Childress

Property Owner: Same

Location: 477677 Slip Up Creek Road, Located 1 mile north of Sioux Falls

Staff Report: Scott Anderson

General Information:

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

T102N-R49W Mapleton Township

Present Zoning – Laurel Ridge Planned Development

Existing Land Use – Vacant

Parcel Size – 3.62 Acres

Staff Report: Scott Anderson

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 a chapel with two floors above grade and a patio to be used for outdoor ceremonies. The data provided by the applicant indicates that the ridge of the proposed structure will be 40.3' and the mean height of the roof is 30'6". The height of the steeple is 64'8" and the applicant stated that a decorative element or cross will be located on top of that. The applicant is requesting a total height of 70 feet for the steeple and decorative elements. This final development plan allows for the height to be set. It should be noted that the County exempts church steeple, water towers, communication towers and a few other structures in Article 14 of the County Zoning Ordinance. No such provisions exist in the Joint City/County Ordinance. The request for a higher steeple seems appropriate. The mean height of the roof does not exceed the suggested height requirements set forth in the C Commercial zoning standards.

The current site plan shows the building straddling the lot lines of Lot A and B of Tract 1. The setbacks will need to be met and any proposed building will need to meet the setbacks and not cross any existing lots lines. The applicant has indicated that the location of the proposed building will shift slightly to accommodate the required setbacks of a 30 feet front, 20 feet rear and 10 feet on the sides. The building permit site plan will verify that the setbacks are met.



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

The general dimension of the proposed chapel building is 55' x 90'. The majority of the second story is open to the first floor. There is a 30' by 55' loft area on the second level that appears to be used as dressing areas. The approximate total square footage of the building is 6,655 square feet. The general use for the entire building is as a chapel to host events and gatherings. The plans indicated the maximum occupancy will be 225.

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

The site plan shows a parking lot located east of the building. The site plan indicates 80 parking spaces along with an overflow area in the grassy area on the lot. 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-three parking spaces will meet this parking requirement when mechanical rooms and storage areas are removed from the building square footage. The petitioner has stated that overflow parking could also 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.

Slip Up Creek Road is in the process of being reconstructed and hard surfaced. The driveway into the Planned Development and parking lots must be paved to meet the requirements of the Zoning Ordinance.

The applicant has improved the driveway approach from a field approach to an access that meets or will meet the reconstruction requirements. The driveway has been widened to 26 feet wide to allow traffic to enter and exit the facility at the same time. Mapleton Township has approved 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. There is an existing row of nice sized evergreens located on the north and partially along the west property boundary. Landscaping will further be augmented along the east side of the building as shown on the site plan.

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



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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 and south 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 events facility. 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 80 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.

Staff has routed this Final Development Plan to the City of Sioux Falls, Mapleton Township and Minnehaha County Highway Department for review and comments. The City has asked to have



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the item deferred to allow a site plan to be submitted showing the setbacks. The City's comments are included. Staff will include a condition that all setback requirements be met and shown on the building permit site when applying for the building permit. The City also express concern with the approach onto Slip Up Creek Road. At this point, Slip Up Creek Road is a township road. Slip Up Creek Road will be eventually accepted onto the County Highway system once the road reconstruction is complete. The location and use of the approach are a complicated issue, with the County Highway, City, Mapleton Township and the state of South Dakota all having an interest in its location on Slip Up Creek Road. The applicant has provided an approved Approach Permit from Mapleton Township. Chad Huwe, Stockwell Engineering, has provided detailed engineering diagrams for the approach and indicated approval provided the property owner pay for the storm drainage under the approach. In an email, the County Highway Supervisor has concurred with Chad Huwe and approved the approach. Should there be any other changes to the site plan, such as a slight relocation of the building so that it does not cross any existing property lines, the applicant will have to seek a Minor or Minimal Amendment as outline in Article 14.05 of the Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls. The applicant may have a revised site plan for distribution prior to the Planning Commission meeting.

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 #22-01 to allow the construction of an 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.
5. The driveway off of Slip Up Creek Road and the parking lot for at least 30 vehicles shall be paved.
6. That upon application for the building permit, a site plan be provided showing that the proposed chapel meets all the setback requirements of the Planned Development.
7. That the maximum steeple height shall not exceed 70 feet and the height of the peak of the roof shall not exceed 41 feet.

Public Testimony

Scott Anderson, the county planning director, presented an overview of the staff report and recommendation to the commission.

Commissioner Duffy asked Scott if the building plans that were submitted in the commissioner's packet are the same as the ones that will eventually be used by the petitioner. Scott explained that



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the updated building plans would have been included in the packet. He also stated that the overall size, height, and location of the building will not change, but that minor adjustment such as door and window locations could change before construction.

Commissioner Barth asked Scott if the subject property is located within the EROS Overlay District, and if the height of the structure would cause issues for the EROS Data Center. Scott stated the subject property is not within the EROS Overlay District and therefore will not impact the EROS Data Center.

Commissioner Ode asked if Mapleton Township would be responsible for the maintenance of the road that leads to the event barn. Scott Anderson explained that Mapleton Township currently maintains Slip Up Creek Road, but that the road is in the process of being updated to pavement. Scott also explained that the County Highway Department would be taking over the maintenance of the road once the upgrade to pavement is complete.

Commissioner Barth commented that he has discussed the proposed facility with the County Highway Superintendent and that they stated they were okay with the proposed plan.

Commissioner Randall asked staff who would supply emergency services to the event facility given that there will now be two event facilities in the area. Scott Anderson explained that the volunteer Renner Fire Department would be first to respond, and that they would be backed up by the city of Sioux Falls Fire Department if that were necessary.

Commissioner Paulson asked Scott his opinion on if the issue with the access to the property has been solved. Scott Anderson stated that yes in his opinion the issues concerning the access have been solved.

The petitioner, Tyler Childress of 47677 Slip Up Creek Road, was present and stated to the commission that he is hoping to get started on the project within the next 30 days. Additionally, Mr. Childress explained that some small changes have been made to the building in order to meet the proper codes, and that they have installed additional culverts under the road approach.

Action

A motion was made for the county by Commissioner Barth to **approve** Final Development Plan #22-01 with the staff recommended conditions. The motion was seconded by Commissioner Ralston. The motion passed with 6 votes in favor and 0 votes against the motion.

The same motion was made for the city by Commissioner Fisher to **approve** Final Development Plan #22-01 with the staff recommended conditions. The motion was seconded by Commissioner Luetke. Commissioner Luetke then commented that the process for this project has been long and that he appreciates the petitioner's patience throughout the process. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

Final Development Plan #22-01 – Approved



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Old Business

None.

New Business

None.

Adjourn

A motion was made for the county to **adjourn** by Commissioner Barth and seconded by Commissioner Ode. The motion passed unanimously.

The same motion to **adjourn** was made for the city by Commissioner Luetke and seconded by Commissioner Paulson. The motion passed unanimously.

The meeting was **adjourned** at 7:31 p.m.