

Planning & Zoning News

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Looking Forward, Planning Ahead

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MAY IS BUILDING SAFETY MONTH

Building Safety Month annually raises public awareness of critical safety issues affecting every person, regardless of age or occupation. These entail the structural soundness of the buildings where we live and work, reliability of fire prevention and suppression systems, plumbing and mechanical systems, and energy efficiency and sustainability. The International Code Council Foundation first observed building safety month in 1980.

Safety Tips From Your Building Inspector

Week 1 Fire Safety



Smoke Alarm Safety:

- Install at least one smoke alarm in every bedroom, outside of each sleeping room area and on each level of a multi-level building.
- Test each smoke alarm Regularly.
- Keep batteries fresh by replacing them annually. Smoke alarms can't help you unless they are functional and you can hear them.

Building safety codes require smoke alarms.

Carbon Monoxide (CO) Alarm Safety:

- Install a CO alarm in the hallway outside of each sleeping room area.
- Test each CO alarm regularly in accordance with the manufacturer's instructions.
- Permanently wired or plug-in CO alarms should have a battery backup. Keep batteries fresh by replacing them annually.

CO alarms can't help you unless they are functional and you can hear them.



Source: Pinterest

Safety Building Month

Week 2 Disaster Safety & Mitigation



Prepare Your Family

- Develop a [family disaster plan](#) that includes a list of food and water supplies needed for each member of your family and supplies for your pets. Make copies of important documents like insurance policies, the deed to your home, personal papers, important phone numbers and a home inventory. Create a checklist of important things to do before, during and after a disaster.
- Review your [evacuation route](#) and emergency shelter locations with your family.
- Taking shelter is critical in times of disaster. [Sheltering in place](#) is appropriate when conditions require that you seek protection in your home, place of employment, or other location where you are when disaster strikes.

Review your plan regularly. If you make changes that affect the information in your disaster plan, update it immediately.

Week 3 Backyard & Pool Safety

Is Your Deck Unsafe? Look for the 5 Warning Signs

If you see any of these warning signs you should consider repairing, retrofitting or rebuilding your deck.



- 1. Missing Connections:** A deck should be built using a series of wood members, nails, screws and metal connectors to create a load path. Look at how your deck is built—if all you see is nails, your deck may be unsafe.
- 2. Loose Connections:** Depending on how the deck was built, vital connections may have degraded over time due to various factors. Issues such as wobbly railings, loose stairs and ledgers that appear to be pulling away from the home are all causes for concern.
- 3. Corrosion of Connectors and Fasteners:** Metal connectors, nails and screws can corrode over time. Look for red rust and other signs of corrosion that can weaken the structure of your deck.
- 4. Rot:** Wood can rot and degrade over time with exposure to the elements. Wood members within the deck frame that have rotted may no longer be able to perform the function for which they were installed, making your deck unstable.
- 5. Cracks:** As wood ages, it is common for cracks to develop. Large cracks or excessive cracking overall can weaken your deck.

PLANNING NEWS

THE MEADOWS PLANNED DEVELOPMENT



The proposal to construct a development of twin and town homes on the north edge of Hartford has gained a lot of attention. The applicants initially approached Hartford with the intent of a single family housing development over 100 acres in size.

With the county, the development was scaled back to 29 acres. The rezoning to allow the planned development was denied by the Planning Commission but approved by the County Commission with a vote of 3-2.

Designed to use a large septic system approved by the DENR, Hartford City staff and county staff are working together to investigate ways to provide city sewer and water to the development.

HOME OCCUPATION AMENDMENT

For county residents wishing to conduct a home occupation the building size allowances have been increased. The new ordinance regulates the size of an accessory building for a home occupation by the number of acres on the site.

5 acres or less = 1200 sq. ft.

5.01 acres to 10 acres = 1800 sq. ft.

10.01 and larger = 2400 sq. ft.

A new section was added to the zoning ordinance which more clearly defines a home occupation.

CONDITIONAL USE PERMIT REGULATIONS

In February the Commission approved changes to the portion of the Zoning Ordinance which addresses conditional use permits. The first change allows the planning staff to approve minor amendments to a permit. An example would be a minor relocation of a building or a change in landscaping. This eliminates the need for applicants to go through the public hearing process for small changes.

The major change to this part of the ordinance addresses the recall and review of conditional use permits. With 15 days notification, the planning director may require a conditional use permit to be recalled to the planning commission because the conditions on the permit are not being met. Previously the ordinance only specified that the Planning Commission could revoke the permit.



AGRICULTURAL WORKFORCE HOUSING

The agricultural zoning district now has a new permitted use: agriculture workhouse housing. Traditionally referred to as a bunk house, this type of housing is now allowed to be built by agricultural producers, provided they meet certain conditions. Producers which employ seasonal and migrant workers are mandated by the federal government to provide housing.

Under this provision, houses can be constructed to hold up to 20 people. Each house must be constructed to meet the building code and the house will require a residential building eligibility.

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Minnehaha County Planning & Zoning News

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