

Minutes

Monday, November 23, 2009



Land Use Committee

4:01 p.m.
Carnegie Town Hall
235 W. 10th Street

Members Present: Kermit Staggars and Greg Jamison. Absent: Bob Litz.

Staff Present: Denise D. Tucker, CMC, Assistant City Clerk; Mike Cooper, Director of Planning and Building Services; and Shawna Goldammer, Zoning Enforcement Manager

Guests: David Fritz, Duane Spader, Theresa Stehly, Sue Aguilar, Jeanne Gerken, Jerry Gerken, Cheryl Rath, Elisabeth Langbehn, Brittany Dininger, I.L. Wiedermann, Mike Huether, Clara Hart, and City Councilor J. Pat Costello.

1. Call to Order

A. Committee Chair Kermit Staggars called the meeting to order at 4:01 p.m.

2. Approval of Minutes

A motion was made by Jamison and seconded by Staggars to approve the October 26, 2009, minutes. Staggars called for a voice vote. All committee members voted yes. **Motion Passed.**

3. Discussion

A. Revised draft of the campground ordinance by Mike Cooper, Director of Planning and Building Services

- Cooper said they would like to continue the discussion on making significant changes to the campground ordinance. He stated that a conditional use permit is required for obtaining a campground location.
 - Background was given on the campground ordinance.
 - For the revised draft ordinance, Cooper said they are attempting to have a more updated version of the conditional use permit standards for new campgrounds as well as making sure that the existing campgrounds are in conformance with it.
 - Cooper explained the changes to the campground ordinance.
 - Section 1 – Definition repealed.
 - Section 2 – New definition of camping unit. “Camping unit: Includes travel trailers, pickup coaches or campers, motor homes, camping trailers, tents, and similar forms of portable shelter used for recreational purposes.”
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- Section 3 – Cooper said the whole section was repealed and they started from scratch. “Campgrounds shall conform to the South Dakota Department of Health requirements for campgrounds. Campgrounds for camping units within the urbanized area of the Sioux Falls city limits should be sited with consideration for vehicular access. The campground should be designed to minimize the impact from adjacent major streets and highways.”
 - (a) “There shall not be less than 1,500 square feet for each camping site provided in the campgrounds. Camping sites shall be located to provide for convenient vehicular ingress and egress and appropriate maneuvering room. Each camping site will be provided with a number or letter to facilitate location by emergency vehicles.”
 - (b) “The campgrounds shall be supplied with a water supply and sewage disposal facilities that conform to Appendix E – Manufactured/Mobile Home Parks and Recreational Vehicle Parks of the *Uniform Plumbing Code*.”
 - (c) “Electrically equipped camping sites shall provide electrical connections which meet Article 55 – Recreational Vehicle and Recreational Vehicle Parks – of the *National Electrical Code*.”
 - (d) “LP tanks shall be secured against overturning, and not have a capacity of greater than 100 pounds.”
 - (e) “Yards adjacent to a public street shall be a minimum of 20 feet in depth. Side yards shall be a minimum of 10 feet and rear yards shall be a minimum of 25 feet. Camping sites may be located in the rear yard when a screen fence or wall is provided.”
 - (f) “The access to public records and highways shall be paved or surfaced in a similar manner to the adjacent public roads and shall be approved by the city.”
 - Section 4 – Cooper said this is an updated definition. “Campground: A plot of ground for public use upon which two or more camping sites are located, established, maintained, advertised or held out to the public, to be a place where camping units can be located and occupied as temporary living quarters for children or adults or both.
 - Section 5 – Repealed.
- Jamison asked about a grandfather clause for the existing campgrounds regarding setback limitations. Cooper said the proposed standards are set up so that the existing campgrounds would be able to meet the standards.
 - Stagers asked if they were going to define temporary living quarters. Cooper said no. Discussion followed.
 - The campground ordinance does not pertain to storage of RVs on private lots.
 - A motion was made by Jamison and seconded by Stagers to approve the draft and to recommend approval to the City Council for the campground ordinance. All committee members voted yes. **Motion Passed.**

4. Open Discussion

Stagers said he received a letter from a constituent regarding property restrictions and covenants. Cooper said he would look into the matter.

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5. Adjournment at 4:30 p.m.

A motion was made by Jamison and seconded by Staggers to adjourn the meeting at 4:30 p.m. All committee members voted yes. **Motion Passed.**

Denise D. Tucker, CMC
Assistant City Clerk