

Envision 2035 Task Force Meeting Minutes

Date: March 1, 2012

Time: 3:30 p.m.

Task Force Present:

Mike McAreavey, Bonnie Duffy, Larry Haug, Bruce Aljets, Shannon Nordstrom, Steve Becker, Ron Klingenberg, Jesse Randall, and Kris Swanson

Advisory Board Present:

Dave Loveland, Todd Schuver, Brooke White, Andy Gabbert, and DJ Buthe

Staff Present:

Project Manager - Ryan Streff

County Planning - Scott Anderson, Pat Herman and Dustin Powers

Item 1 – Discuss meetings for Community Open House:

Planner Streff began the meeting by going over the agenda and what items needed to be covered during the meeting. Mr. Streff opened the floor to allow discussion about the upcoming community open houses. He explained that the community open houses will provide residents the ability to come to comment and provide feedback to staff and task force members on the plan. Mr. Streff asked for feedback on the time, dates and locations for the community open houses.

Planning Director, Scott Anderson asked if members were ok with four open houses, with one in each of the areas of Dell Rapids, Brandon, Hartford/Crooks/Colton area and Wall Lake. Task Force Member Mike McAreavey stated that Tri-Valley school would be a good location that would draw residents from many of the surrounding areas. Staff suggested that we might be able to use the facilities at Sioux Valley Electric, Hartford High School, Tri-Valley High School and Dell Rapids High School for community open houses.

Mr. Streff recommended that the task force choose a week in late summer or early fall to host the open houses, but to also think about planting, harvest, school, church activities and sports. Advisory Board Member Brooke White stated that 7:00 p.m. works well for people with families and normal working schedules. Task Force Member Ron Klingenberg asked what kind of turnout the County is looking for as this document is not a real controversial item at this time. Task Force Member Bruce Aljets stated that the turnout at these open houses really depends on subject matter that is covered at these meetings such as the development issues with the new Wal-Mart and R.R. switching yard. Task Force Member Larry Haug stated July or August would be good as school is not in session. Advisory Member DJ Buthe informed staff that with his experience, public meeting are best when held between 5-5:30 p.m. and 7:30-8 p.m. and the worst turnout was on Wednesdays.

Scott Anderson asked what the task force thought about having an open house or booth at the Minnehaha County Fair. The task force and advisory members agreed that having an open house or booth at the fair would be a great way to get the word out about the development of the new Envision 2035 Comprehensive Plan. Commissioner Dick Kelly added that our presence at the Empire Mall might also be an option.

Task Force Member Bonnie Duffy asked how staff intended to notify the residents of the open houses. Planning staff stated that we might be able to place information about the meetings in the water bills that go out to the rural residents, local news papers and church bulletins.

Item 2 – What chapter to include in the plan:

Mr. Streff presented a summary about what chapters might be included in the Envision 2035 Plan. Assistant Planning Director Pat Herman suggested that a chapter on Economic Development and a chapter on Parks be placed on the list of chapters to include.

Mr. Aljets stated that a chapter on transportation will be very important as the City and County continue to develop. Mr. Buthe stated that Hwy 100, Hwy 115 and Hwy 38 are state highways so they can be addressed in the transportation portion but are not necessarily part of the County system. Mr. Buthe stated that we can look at different practices such as round-a-bouts in place of stop lights or 4-way stops and township roads that maybe paved because of development. Mr. Aljets said that the County residents have to be better informed on the issues that pertain to transportation. Mr. Buthe stated we can coordinate with the state and have their long term plan incorporated within our plan. Task Force Member Shannon Nordstrom said that it is important to know what plans the state has so we can coordinate our efforts with this information. Mr. Anderson commented that we might want to designate Wall Lake as a transition area and then have a few of these roads in this area paved up to Hwy 42. He stated that we need to plan for where growth may occur over the next 20-30 years.

Pat Herman suggested that we also might want to include a chapter on drainage in the plan in order to guide this practice into the future. Task Force Member Steve Dick acknowledged that drainage should defiantly be address in the plan. Mr. McAreavey asked if there was an area in the plan that covers flood plain management. Pat Herman stated that a chapter in Environmental Management might be a possible way to address flood plain related items.

Todd Schuver question if well-head protection areas would be covered as well. Ms. Herman confirmed that well-head and water protection would also be coved in the Environmental Management chapter.

Task Force Member Jesse Randall added that livestock production should also be added to one of the sections, as he wanted the County be progressive in its livestock production. He stated that it could be placed under, economic development, water quality, Health/Happy Residents or agricultural preservation. Mr. Anderson stated that it would also be possible to have a section for sustainable agricultural under the agricultural preservation chapter.

Shannon Nordstrom added that a chapter or section should also be added that addresses the uses that are allowed in the rural area such as home businesses and other expectations.

Item 3 – Review of future land use maps:

Streff proceeded to give a summary of the future land use maps that were created during the previous meeting on January 19, 2012. He informed the task force that these maps were created to show possible areas where future commercial, industrial, residential, agricultural and recreation would be located.

Mr. McAreavey asked Andy Gabbert (advisory board member from the DENR) if locating parks around lake areas helps protect against contamination. Mr. Gabbert stated that normal lawn grass is not a good way to protect against contamination as fertilizers and other chemicals are used. He did inform the board that practice known as “lakescapes” that can be placed around different types of land uses to function as buffers.

Mr. Streff also went over other maps that show the common areas that each group had in terms of land uses. Mr. Haug asked if the County in the past has controlled the width or size of commercial areas that are developed. He stated that along the Tea and Harrisburg exits some of the developments stretch for almost a mile. Mr. Haug continued to inform the board that he has property at the Crooks/Renner exit and that this area has remained fairly confined as does the commercial and industrial areas around the Baltic and Dell Rapids exits. He stated that a lot of business is lost to these larger commercial and industrial areas in Lincoln County. Pat Herman stated that in the past it has been described as been nodal as it has not been favorable in the past to have strip development in these areas. She continued to state that the County prefers to concentrate the development to a half a mile or less around the commercial or industrial nodes. Ms. Herman stated that it would be in the County’s interest to better define the nodal definition and come up with some enhanced guidelines to follow.

Mr. Randall noted that Logan and Highland Townships have some of the best farm ground in the state and should be included in the agricultural preservation area. Mr. McAreavey stated that the map that is labeled “All” shows more agricultural preservation within the County.

Mr. Nordstrom question if an ideal future land use map will have all the land predetermined with a land use category. Mr. Streff noted that currently any land that is outside of the predetermined residential, commercial, industrial and recreation/conservation areas is zoned agricultural but this does not mean that development cannot occur.

Next Task Force Meeting:

April 5, 2012 at 3:30 p.m. in the County Administration Building