

Planning & Zoning News

Volume 2 Issue 1 January 2010 Department of Planning & Zoning Scott Anderson, Director

Looking Forward, Planning Ahead

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Editor: Pat Herman

MEET THE CHIEF BUILDING INSPECTOR



In witness protection disguise

FEATURED!

TOM WARNE

as told to Pat Herman

Tom is a county native, born and raised in Humboldt, SD, and willing to admit it. In the beginning of his career Tom did a short stint at Morrells, worked at a whole sale supply company, and spent three years as a carpenter. "Some of the houses are still standing."

Tom pursued an education in drafting and civil engineering. He began his county career working for two departments - Planning and Equalization. Tom split his time working both as a draftsman and an appraiser. Luckily for the Planning Department the inspector job opened up and Tom left Equalization behind.

Under the category time served, Tom is the ranking member in this department, having started employment in January of 1981. Tom stated that the best part of his job "is being outdoors and working with different contractors. It's always interesting to see the new trends in house design" During the past 29 years Tom

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PLANNING TERM - NUISANCE

Anything that interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses may be considered a nuisance. A **private nuisance** is an interference with a person's interest in the use and enjoyment of his land. A **public nuisance** is an interference with the common right of the general public or an indefinite number of persons; an unreasonable interference with the health, safety, peace, or comfort of the community. The Minnehaha County Planning Department addresses public nuisances through the adopted Public Nuisance Ordinance.

Code Enforcement Officer Report

By Ryan Streff

The beginning of January marked my seven month anniversary as Planner 1 & Code Enforcement Officer with the Minnehaha County Planning & Zoning Department.

This is only the beginning of my career with Minnehaha County and everything is off to a good start. I have had the opportunity to work with the County Commission, County and City Planning Commissions, States Attorney's Office, numerous residents, and other various County and City Departments.

As of June 1, 2009 I have worked with or have responded to approximately 168 Public Nuisance or Zoning Ordinance violations. Of these I have closed approximately 126 violation files with the help of the property owner's and their cooperation to comply with County Ordinances and abate the violation(s). I have also handled 22 building permit violations and 12 conditional use permit violations throughout the county. The majority of the building permit violations have consisted of newly erected buildings which were constructed without permits. The conditional use permit violations were primarily issued because of unpermitted home occupations or oversized accessory buildings. One of my largest public nuisance violations resulted in the removal of over 361 tons of scrap, junk and other miscellaneous items from an area of land 24 acres in size. This particular violation had been ongoing for approximately 10 years and I decided to approach the case differently from an enforcement stand point and closed it within 6 months.

To further advance this position, I have been working on a webpage which will allow Minnehaha County residents to access code enforcement information along with applicable County Ordinances. The addition of a Code Enforcement page will also allow residents to file complaints, ask general questions of the Code Enforcement Officer or access other helpful links and information. Once this page is complete it will be accessible from a link on the Planning & Zoning Department page.

I would like to thank everyone for welcoming me into this position with Minnehaha County. Each person I have met during my time here has been helpful and supportive.



MEET THE CHIEF BUILDING INSPECTOR (CONT.)

has seen the building code become stronger, resulting in better quality construction.

Tom also is involved in maintaining the county's GIS, the computer mapping system. Most people don't realize that the GIS was constructed from the original mylar maps Tom drafted of every section in the county, including the municipalities and Sioux Falls. Now, he digitally adds all new plats and splits to keep the system current with the county's development. The interview ended with Tom completing the following sentences.

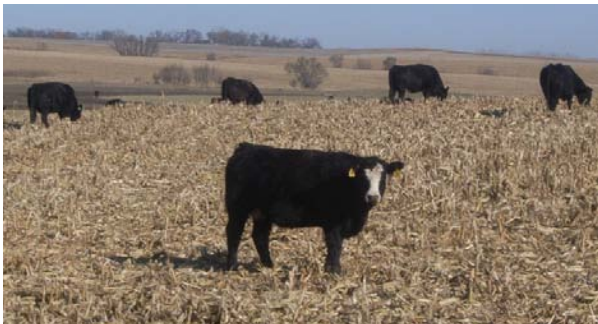
- What really cool thing did you want as a teenager?.....a car that started.
- Your first car?.....A green '57 Chevy. It took a lot of work to get it started.
- My last meal would be.....steak.
- One hidden talent?.....I am a pool shark.
- Three people I admire are.....Captain II, Captain Kangaroo, and Captain Crunch.
- I would like to travel toSpain.
- My biggest pet peeve is..... People who pull out without signaling.
- People would say that I'm.....friendly.
- When I wake up in the morning.....I check for a heartbeat then watch the news.
- My goal for 2010.....to beat my wife at Wii bowling.
- I get really angry when.....I lose at Wii bowling.
- You would be surprised to know.....I've had two kidney transplants.
- Sometimes I just like totake off and go fishing on the river.
- I have learned.....the fish don't always bite.

Thanks Tom, for consenting to the interview !

2009 BUILDING PERMITS

Building activity in Minnehaha County continued its downward trend again this year in both the residential and commercial sectors. Total permits issued were down 22%. Many builders reported working on additions or remodels, but even this sector of the construction industry was lagging.

2009		2008	
Permits Issued	Construction Value	Permits Issued	Construction Value
393	\$25,963,635	446	\$30,739,868
(thousands \$)		(thousands \$)	
Residential		Residential	
New (35)	\$7,943.5	New (40)	\$10,476.5
Adds, remodel, acc., replacement (255)	\$10,416.7	Adds, remodel, acc., replacement (297)	\$12,632.8
Commercial /Industrial (43)	\$5,145.1	Commercial /Industrial (43)	\$4,334.5
Agricultural (62)	\$2,458.3	Agricultural (65)	\$3,296.0
Total	\$25,963.6	Total	\$30,739.8
New dwellings	35	New dwellings	40
Mobile homes		Mobile homes	1
Total	35	Total	41



Planning Commission Schedule

<u>Meeting</u>	<u>Application Deadline</u>
January 25	December 31
February 22	January 29
March 22	February 26
April 26	April 2
May 24	April 30
June 28	June 4
July 26	July 2
August 23	July 30
September 27	September 3
October 25	October 1
November 22	October 29
December	No meeting

BUILDING PERMIT SIGNS

The Planning Department is now requiring that structures under construction post a building permit sign. Bright yellow, the sign states "Building Permit Issued" and lists the permit number, contractors name and number, type of project, and date issued. The sign must be posted so that it is visible from the road. These signs will allow Planning Staff to know if a building permit has been issued without having to call the office. Neighbors will also be aware that the work being done is in conformance with county regulations.

PLANNING & ZONING COMMISSIONERS & STAFF

COMMISSIONERS

Don South Renner/Crooks Area 2007-2011	Becky Randall Dell Rapids Area 2008-2012
Susie O'Hara, Humboldt/Colton Area 2009-2013	Mike Cypher Wall Lake Area 2008-2012
Wayne Steinhauer Wall Lake Area 2006-2010	Dick Kelly County Commission Representative 2009-2010
Mark Rogen Garretson Area 2010-2014	

STAFF

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