

Planning and Zoning Commission  
Minutes - Tuesday, March 26, 2019

The Canton Planning and Zoning Commission met at the Canton Depot on Tuesday, March 26, 2019 at 7:00pm with the following members present: Commissioners Tanya Iverson, Ben Oien and Mike Pederson.

Absent: Commissioners Jerry Chaon and David Gillespie

Also present: Deputy Finance Officer Karen Leffler

Visitors: Alyssa Hevern and Tayler Johns.

Pledge was recited by all present.

**ACTING CHAIRMAN**

Deputy Finance Officer Leffler asked for nominations for Acting Chairman in Chairman Chaon's absence.

Commissioner Oien moved, seconded by Commissioner Pederson to appoint Commissioner Iverson as Acting Chairman. All ayes. Motion carried.

**CONSENT CALENDAR**

Commissioner Pederson moved and Commissioner Oien seconded to approve the consent calendar consisting of 1) Minutes from February 26, 2019; and 2) agenda. All Ayes. Motion Carried.

**HEARING – ALYSSA HEVERN – HOME OCCUPATION – 120 NORTH LAWLER**

This being the time and place for a hearing for a Conditional Use Permit Request for a Home Occupation, Acting Chairman Iverson opened the hearing. Alyssa Hevern was present to answer any questions the commission had. Alyssa explained that she has a few children now but wants to take in more than six. Discussion ensued regarding location in the lower level and egress. Neither proponents nor opponents were heard. Acting Chairman Iverson closed the hearing.

Commissioner Pederson moved and Commissioner Oien seconded to approve the Conditional Use Permit for Home Occupation for Alyssa Hevern at 120 North Lawler. All Ayes. Motion carried.

**DISCUSSION ON AMENDING FENCING REGULATIONS**

The Commission continued discussion on the request from the City Commission to create an amendment to the Planning and Zoning Regulations that could require fencing around outside storage in the commercial and industrial districts with the intention of helping to deal with the unsightly storage in the commercial and industrial zones. Deputy Finance Officer Leffler checked with the City Attorney and he suggested calling Sioux Falls to see how they handle it. Leffler reported that

calls to the Sioux Falls Zoning Department and Code Enforcement were not encouraging. The Grandfather Clause is part of the Zoning Regulations. With the clause, it does not appear that changing the requirements for outside storage will help with the existing unsightly storage. There was further discussion regarding how the amendments would affect retailers who have new product sitting outside within chain link fences. Definitions of retail and secondary retail, and unsightly storage would need to be introduced. After some discussion, the members decided that a report should be made to the City Commissioners. The Planning and Zoning Commissioners feel that amendments, to have any effect on this issue, would have to be extremely cumbersome to affect the desired outcome and suggest that revisiting the Code Enforcement ordinances may be more effective.

DIALOGUE: Next meeting will be April 30<sup>th</sup>.

#### ADJOURNMENT

Commissioner Oien moved and Commissioner Pederson seconded to adjourn. All Ayes. Motion carried.

Meeting Adjourned.

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Karen K. Leffler  
Deputy Finance Officer