

**MINUTES OF THE JOINT MEETING OF
LINCOLN COUNTY & SIOUX FALLS PLANNING COMMISSIONS
November 18, 2020**

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Colin Enstad, Jerry Jongeling, Joel Arends, and Wendi Hogan.

CITY PLANNING COMMISSION MEMBERS PRESENT: Janet Kittams, Larry Luetke, John Paulson, Bradyn Neises, and Sean Ervin

STAFF PRESENT: Toby Brown and Joan Doss - County Adam Roach - City

PUBLIC PRESENT: Clayton Haug, Ryan VanDonge, Chad Groen

The County Planning Commission was chaired by Jerry Jongeling who presided over the meeting. The City Planning Commission was chaired by Sean Ervin.

1. CALL TO ORDER

A joint meeting of the County and City Planning Commissions was called to order by County Planning Commissioner Jongeling on November 18, 2020 at 6:30 p.m. in the Commission Meeting Room of the Lincoln County Courthouse.

2. APPROVAL OF AUGUST 12, 2020 MINUTES

A motion was made for the County by Arends and seconded by Enstad to approve the minutes. The motion passed unanimously. Same motion was made for the City by Luetke and seconded by Neises. The motion passed unanimously.

3. APPROVAL OF AGENDA

A motion was made for the County by Hogan and seconded by Arends to approve the agenda. The motion passed unanimously. Same motion was made for the City by Kittams and seconded by Luetke. The motion passed unanimously.

4. NEW BUSINESS

- a. **Application:** USE-0086-2020: Conditional Use Permit for a contractor's shop and storage yard. The property is legally described as Tract 1 Poppinga's Addition in the Northeast quarter (NE1/4) of the Southeast quarter (SE1/4) of Section 20, Township 100 North, Range 49 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Applicant/Owner: REC Storage LLC

Location: 27065 SD Hwy 11 – Sioux Falls

Staff Presentation: Toby Brown

Toby presented a summary of the staff analysis and noted the permit is required to bring the existing use into compliance. He then listed the proposed conditions as follows:

1. This permit (USE-0086-2020) allows for the use of a contractor's shop and associated storage yard, in the general location as shown on the site plan submitted with the application.
2. Privacy fencing shall be installed to enclose the outdoor storage area; this fencing shall provide a complete visual screen. Fencing shall be installed within 1-year of permit approval.
3. Any lighting used for outdoor illumination shall be hooded or controlled so light does not shine upward nor light adjoining properties.
4. A zoning permit noting a change of occupancy shall be approved prior to commencing the operation.
5. The property shall be maintained in a neat and orderly manner.
6. Parking and loading shall meet the standards of Article 16 of the Joint Zoning Regulations for Lincoln County and the City of Sioux Falls.

Public Comment and Discussion:

Chad Groen noted he agrees with the proposed conditions, and that the contractor's shop is only temporary until they begin work on the planned storage units.

Commissioner Jongeling asked for public comment, hearing none he closed the floor.

Action:

Motion was made for the County by Arends to approve with the recommended conditions and was seconded by Hogan. The motion to passed unanimously (4-0). The same motion was made for the City by Luetke and was seconded by Neises. The motion passed unanimously (5-0).

- b. **Application:** USE-0087-2020: Conditional Use Permit for light manufacturing to exceed 20,000 square feet of building area – requesting overall building size of 25,675 square feet. The property is legally described as Lot 7C and Lot 8 in Block 4 of Mueller’s 2nd Addition in the Southeast quarter (SE1/4) of Section 19, Township 100 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Applicant/Owner: Scott Steinhaus

Location: 47061 Phillip Street – Sioux Falls

Staff Presentation: Toby Brown

Toby presented a summary of the staff analysis and listed the proposed conditions as follows:

1. This permit (USE-0087-2020) allows for the construction of a 9,000 square foot addition, for a total of 25,675 square feet on the premises, in the general location as shown on the site plan submitted with the application. Any further expansion of the building shall be permitted only upon approval of a new Conditional Use Permit.
2. A building permit from Lincoln County is required prior to construction.
3. Any lighting used for outdoor illumination shall be hooded or controlled so light does not shine upward nor light adjoining properties
4. The property shall be maintained in a neat and orderly manner.
5. Submit a grading and drainage plan for review and acceptance prior to any site grading activities.
6. Parking and loading shall meet the standards of Article 16 of the Joint Zoning Regulations for Lincoln County and the City of Sioux Falls.

Public Comment and Discussion:

Clayton Haug, representing the applicant, noted that the expansion will allow for consolidation of the locations, but there would be minimal increase in traffic since only 8 employees would be added.

Commissioner Jongeling asked for public comment, hearing none he closed the floor.

Action:

Motion was made for the County by Arends to approve with the recommended conditions and was seconded by Jongeling. The motion to passed unanimously (4-0). The same motion was made for the City by Luetke and was seconded by Kittams. The motion passed unanimously (5-0).

5. OTHER BUSINESS - None

6. OPPORTUNITY FOR PUBLIC COMMENT – No public present, no comments heard

7. ADJOURNMENT

A motion was made for the County by Hogan and seconded by Enstad to adjourn at 7:00pm. The motion passed unanimously. Same motion was made for the City by Luetke and was seconded by Neises. The motion passed unanimously.

*Respectfully submitted,
Joan Doss - County Planner*