

**MINUTES OF THE JOINT MEETING  
LINCOLN COUNTY & SIOUX FALLS PLANNING COMMISSIONS  
February 10, 2016**

A joint meeting of the County and City Planning Commissions was held on February 10, 2016 at 7:00 p.m. in the Commission Meeting Room of the Lincoln County Courthouse.

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Dan King, Gary Pashby, Ron Larson, Darrel Sogn, and Darwin Sogn.

CITY PLANNING COMMISSION MEMBERS PRESENT: Andi Anderson, Sean Ervin, Sharon Chontos, Steve Gaspar, and Denny Pierson

STAFF PRESENT: Toby Brown and Gregg Thompson - County Planning  
Jason Bieber - City Planning

The County Planning Commission was chaired by Ron Larson who presided over the meeting. The City Planning Commission was chaired by Steve Gaspar.

**ITEM 1. Approval of Minutes**

A motion was made by the County by Commissioner Pashby and seconded by Commissioner Darrel Sogn to approve the meeting minutes for July 8, 2015. The motion passed unanimously. Same motion was made for the City by Commissioner Anderson and seconded by Commissioner Chontos to approve the meeting minutes for July 8, 2015. The motion passed unanimously.

**ITEM 2. Approval of Agenda Items**

A motion was made by the County by Commissioner Darwin Sogn and seconded by Commissioner Pashby to approve the meeting agenda for February 10, 2016. The motion passed unanimously. Same motion was made for the City by Commissioner Anderson and seconded by Commissioner Chontos to approve the meeting agenda for February 10, 2016. The motion passed unanimously.

**ITEM 3. Conditional Use Permit JJ-16-CUP-001 to exceed 10,000 square feet of total building area – requesting 11,988 square feet on the property legally describes as Tract 1 Frankman Motors Addition in Southwest Quarter (SW1/4) Section 9, Township 100 North, Range 49 West of the 5<sup>th</sup> P.M. in Lincoln County, South Dakota.**

**General Information:**

Location - 26874 SD Hwy 11, Sioux Falls, SD 57108  
Petitioner/Owner - Kevin Frankman/Brenkevco Properties  
Present Zoning - "C" Commercial  
Existing Land Use - Commercial  
Parcel Size - 8.40 Acres

**Staff Report:** Toby Brown

**Staff Analysis:**

The property is located adjacent to the City of Sioux Falls along Highway 11. The property is zoned Commercial which requires a building limit to 10,000 sq. ft. unless approval for a larger size is obtained through the conditional use permit process.

The petitioner would like to construct an 81 x 148 foot (11,988 sq. ft.) building for storage of classic cars as part of existing business. The proposed building will be on the east side of the property and will meet all applicable setbacks.

**1. The effect upon the use and enjoyment of other property in the immediate vicinity for the uses already permitted, and upon property values in the immediate vicinity.**

There are two existing buildings on this property. One existing building is 10,800 square feet and the other existing building is 6,000 square feet. The proposed site for the structure meets all applicable setbacks and the placement of the structure will not impact the neighboring properties. The construction of this building should not impede on the enjoyment or use of the surrounding properties or affect property values.

**2. The effect upon the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.**

The construction of the proposed building should have no impact on further construction or development within the general area. The building will only be used for storage. This use will not affect the residential uses or agricultural land in the area.

**3. That utilities, access roads, drainage and/or other necessary facilities are provided.**

Access will be provided off of the applicant's existing driveway. No further infrastructure will need to be provided.

**4. That the off-street parking and loading requirements are met.**

The property has sufficient parking for all commercial activities.

**5. That measures are taken to control offensive odor, fumes, dust, noise, vibration, and lighting (inclusive of lighted signs), so that none of these will constitute a nuisance.**

There should be no uses in the building which should constitute these types of nuisances. All outside lighting shall be fully cut-off and fully-shielded with recessed lights that prohibit the spillage of light beyond the boundaries of the subject property.

**Recommendation:**

Staff recommended approval of Conditional Use Permit JJ-CUP-16-001 as it will not have a negative effect on existing development and is compatible with current zoning.

**Public Testimony**

Toby Brown of the County Planning Department presented the staff report.

Teresa Schnetter, Frankman Motor Company Inc. – 26874 SD Highway 11, spoke on behalf of the application.

**Action**

A motion was made to approve Conditional Use Permit JJ-CUP-16-001 for the County by Commissioner Pashby and seconded by Commissioner Darrel Sogn. The motion passed unanimously. Same motion

was made for the City by Commissioner Pierson and seconded by Commissioner Chontos. The motion passed unanimously.

**Conditional Use Permit JJ-CUP-16-001 - Approved**

**Adjourn**

A motion was made for the County by Commissioner Pashby and seconded by Commissioner Darwin Sogn to adjourn. Same motion was made for the City by Commissioner Anderson and seconded by Commissioner Chontos to adjourn. The motion passed unanimously.