

**MINUTES OF THE JOINT MEETING OF  
LINCOLN COUNTY & SIOUX FALLS PLANNING COMMISSIONS  
February 13, 2019**

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Monty Derosseau, Ron Albers, Tyler Klatt, Gary Pashby, Tiffani Landeen

CITY PLANNING COMMISSION MEMBERS PRESENT: Steve Gaspar, John Paulson, Kurt Johnson, Sharon Chontos, and Larry Luetke

STAFF PRESENT: Toby Brown & Joan Doss - County Planning Jason Bieber - City Planning

PUBLIC PRESENT (sign-in sheet): Ryan Streff

The County Planning Commission was chaired by Monty Derosseau who presided over the meeting. The City Planning Commission was chaired by Larry Luetke.

**1. CALL TO ORDER**

A joint meeting of the County and City Planning Commissions was called to order by County Commissioner Derosseau on February 13, 2019 at 7:00 p.m. in the Commission Meeting Room of the Lincoln County Courthouse.

**2. APPROVAL OF NOVEMBER 14, 2018 MINUTES**

A motion was made for the County by Pashby, and seconded by Albers, to approve the meeting minutes for November 14, 2018. The motion passed unanimously. Same motion was made for the City by Johnson and seconded by Chontos. The motion passed unanimously.

**3. APPROVAL OF AGENDA**

A motion was made by the County by Albers, and seconded by Landeen to approve the meeting agenda. The motion passed unanimously. Same motion was made for the City by Johnson and seconded by Gaspar. The motion passed unanimously.

**4. NEW BUSINESS**

- a. CONDITIONAL USE PERMIT / USE-0005-2019: Request for review and approval of a Conditional Use Permit proposing to construct a public utility facility (equipment storage building). The property is legally described as Tracts A & B in the Northeast quarter (NE1/4) of the Northwest quarter (NW1/4), except Lot H-4 in Tract A, of Section 21, Township 100 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota. The property is zoned "A-1" Agricultural.

*Petitioner/Owner: Ryan Streff/Lincoln County Rural Water System*

*Location: 47251 W 85<sup>th</sup> Street – Sioux Falls*

**Staff Analysis:** Toby Brown

Description of Proposal: The applicant is proposing to construct a public utility facility (equipment/generator shelter building). The applicant stated that the proposal should not alter the character of the area due to telecommunication equipment already existing on site.

Background: The property currently houses elevated water towers for Lincoln County Rural Water, which house various telecommunications equipment on top of the towers. A conditional use permit is required for public utility facilities within the A-1 Agricultural zoning district.

**Recommendation:** Staff recommends **APPROVAL** for Conditional Use Permit USE-0005-2019 to allow construction of a public utility facility contingent upon the following conditions:

1. The approval is for the project as described per Conditional Use Permit USE-0005-2019 to allow construction of a public utility facility including collocation of telecommunication equipment, in accordance with the submitted site plan.
2. The property shall be kept in a clean and orderly manner at all times.
3. The property owner shall not deposit any snow or improperly direct water onto neighboring properties.
4. If at any time the use ceases to exist, or changes ownership, the owner shall notify County Planning Staff.

5. The Planning Department reserves the right to enter and inspect the property at any time, after proper notice to the owner, to ensure that the property is in full compliance with the approved permit conditions and the Joint Zoning Regulations for Lincoln County and the City of Sioux Falls.

If approved, the Planning Commission's approval would include the following findings of fact:

1. The Conditional Use Permit is generally in conformance with the Conditional Use Criteria in Section 19.07 of the Joint Zoning Regulations for Lincoln County and the City of Sioux Falls.

**Public Comment and Discussion:**

Toby Brown presented the staff report, and noted the business needed a conditional use permit since the proposed building is over 120 square feet.

Ryan Streff, representative for T-Mobile, noted this project would add more data coverage to the area. Klatt asked if there would be need for more buildings in the future, and Mr. Streff noted he didn't foresee the need since equipment keeps getting smaller through the years. Albers asked what type of construction it would be, and Mr. Streff noted it would be a prefabricated type building anchored to a permanent foundation. Johnson asked if they would be new to the location, and Mr. Streff confirmed that T-Mobile is not currently at the location.

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

**Action:**

A motion was made for the County by Pashby to recommend approval with the conditions and findings, and was seconded by Landeen. The motion passed unanimously (5-0). The same motion was made for the City by Johnson, and was seconded by Paulson. The motion passed unanimously (5-0).

**USE-0005-2019 – Approved**

**5. OTHER BUSINESS - None**

**6. OPPORTUNITY FOR PUBLIC COMMENT – None**

**7. ADJOURNMENT**

A motion was made for the County by Klatt, and seconded by Landeen to adjourn at 7:13pm. The motion passed unanimously. Same motion was made for the City by Gaspar, and was seconded by Chontos. The motion passed unanimously.

*Respectfully submitted,  
Joan Doss - County Planner*