

**MINUTES OF THE JOINT MEETING OF
LINCOLN COUNTY & SIOUX FALLS PLANNING COMMISSIONS
June 10, 2020**

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Jerry Jongeling, Wendi Hogan, Tiffani Landeen, Colin Enstad, and Gary Pashby.

CITY PLANNING COMMISSION MEMBERS PRESENT: Eric Nyberg, Aaron Norman, Sean Ervin, Kati Johnson, and Larry Luetke

STAFF PRESENT: Toby Brown - County Adam Roach - City

PUBLIC PRESENT (sign-in sheet): Roger Weber

The County Planning Commission was chaired by Gary Pashby 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 Pashby on June 10, 2020 at 7:00 p.m. in the Commission Meeting Room of the Lincoln County Courthouse.

2. APPROVAL OF MAY 13, 2019 MINUTES

A motion was made for the County by Landeen and seconded by Hogan, to approve the May 13, 2019 meeting minutes. The motion passed unanimously. Same motion was made for the City by Johnson and seconded by Luetke. The motion passed unanimously.

3. APPROVAL OF AGENDA

A motion was made by the County by Enstad and seconded by Landeen to approve the meeting agenda. The motion passed unanimously. A motion to approve the agenda was made by the City by Norman and seconded by Luetke. The motion passed unanimously.

4. NEW BUSINESS

- a. CONDITIONAL USE PERMIT / USE-0038-2020: Application for a Conditional Use Permit to amend permit USE-0049-2020 to allow warehousing to exceed 20,000 square feet on the premise – applicant requesting up to 23,196 square feet. The property is legally described as Tract 1 of Weber Addition in the Southeast quarter (SE1/4) of the Southeast quarter (SE1/4) of Section 8, Township 100 North, Range 49 West of the 5th Principal Meridian, Lincoln County, South Dakota. The property is zoned “I-1” Light Industrial District.

Petitioner/Owner: Ohana LLC

Location: 26877 SD Hwy 11 – Sioux Falls

Staff Presentation: Toby Brown

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

1. The Conditional Use Permit (USE-0038-2020) is approved solely for the construction of an approximately 8,316 sq. ft. self-storage building for a total of 23,196 sq. ft. on the property. Any expansion of the building or the property for warehousing shall be permitted only upon approval of a new Conditional Use Permit.
2. Conditional Use Permit No. USE-0038-2020 shall replace Conditional Use Permit No. USE-0049-2019.
3. The property must be developed and maintained in substantial conformance with the site plan dated May 12, 2020.
4. No unscreened outdoor storage shall be allowed on the property.
5. Lighting shall be down shielded to prevent glare on adjacent properties.
6. Access and parking areas and shall meet the hard-surfaces standards of Section 16.04 of the Joint Zoning Regulations for Lincoln County and the City of Sioux Falls.
7. A building permit is required before work to construct, enlarge, alter, repair, move, or demolish a building or structure, or to change the occupancy (use) of a building or structure.

8. A certificate of occupancy issued by the building official is required before the building or structure, or portion thereof, is used or occupied.

Public Comment and Discussion:

Roger Weber, the applicant, noted they would simply like to increase the building size from original plan. He also noted he does not have any issue with the recommended conditions.

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

Action:

Motion was made by the County by Landeen to approve with the recommended conditions and was seconded by Jongeling. The motion passed unanimously. The same motion was made by the City by Johnson and was seconded by Lutke. The motion passed unanimously.

USE-0038-2020 APPROVED

5. **OTHER BUSINESS** – Toby noted there would be a commission meeting in July. Discussion was also held about possible changes to the bylaws.

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

7. **ADJOURNMENT**

A motion was made for the County by Hogan and seconded by Enstad to adjourn. The motion passed unanimously. Same motion was made for the City by Johnson and was seconded by Luetke. The motion passed unanimously.

*Respectfully submitted,
Joan Doss - County Planner*