

**MINUTES OF THE JOINT MEETING OF
LINCOLN COUNTY & SIOUX FALLS PLANNING COMMISSIONS
July 8, 2020**

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

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

STAFF PRESENT: Toby Brown - County Adam Roach - City

PUBLIC PRESENT: Eric Van Donge, Chad Groen, Lynn Poppinga

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 July 8, 2020 at 7:00 p.m. in the Commission Meeting Room of the Lincoln County Courthouse.

2. APPROVAL OF JUNE 10, 2020 MINUTES

A motion was made for the County by Enstad and seconded by Landeen, to approve with the noted correction of the title for Commission member Pashby, the June 10, 2020 meeting minutes. The motion passed unanimously. Same motion was made for the City by Norman and seconded by Paulson. The motion passed unanimously.

3. APPROVAL OF AGENDA

No motion was made to approve the agenda prior to beginning the scheduled public hearing.

4. NEW BUSINESS

- a. ***Application:*** RZNE-0037-2020: Rezoning from the A-1 Agricultural district to the C Commercial district. 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.

Petitioner/Owner: REC STORAGE LLC

Location: 27065 SD Hwy 11 – Sioux Falls

Staff Presentation: Toby Brown and Adam Roach

Toby presented a summary of the staff analysis and noted the comprehensive plan designates the property as future residential. Adam Roach then presented a summary of the comprehensive plan and noted the importance of long-range planning. Staff concluded that this proposal does not meet the guidelines of the comprehensive plan.

Public Comment and Discussion:

Eric Van Donge and Chad Groen, the applicants, noted they may only develop 3 phases instead of the original plan of 4 phases. They noted these would be storage condos for sale, and that the property would be gated to secure the property.

Commissioner Pashby asked for public comment.

Lynn Poppinga noted concerns about drainage in the areas and questioned how this proposal would affect property values.

Hearing no further comments, Pashby closed the floor.

Action:

Motion was made for the County by Jongeling to recommend denial of the rezoning and was seconded by Landeen. Landeen questioned how the site would look in the future and noted this application goes against the comprehensive plan. The motion to deny passed unanimously (4-0).

Motion was made for the City by Norman to recommend approval as presented and was seconded by Paulson. Commission members noted that is not the right location for this type of rezoning. The motion to approve failed unanimously (0-5).

5. OTHER BUSINESS – Discussion was held about possible changes to the bylaws, and it was noted the changes would be voted on at the next scheduled meeting.

6. OPPORTUNITY FOR PUBLIC COMMENT – None

7. ADJOURNMENT

A motion was made for the County by Landeen and seconded by Enstad to adjourn. The motion passed unanimously. Same motion was made for the City by Kittams and was seconded by Norman. The motion passed unanimously.

Respectfully submitted,

Joan Doss - County Planner