

**MINUTES OF THE JOINT MEETING  
LINCOLN COUNTY & SIOUX FALLS PLANNING COMMISSIONS  
July 13, 2016**

A joint meeting of the County and City Planning Commissions was held on July 13, 2016 at 7:00 p.m. in the Commission Meeting Room of the Lincoln County Courthouse.

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Monty Derosseau, Dan King, Tyler Klatt, Ron Larson, Gary Pashby, and Darwin Sogn.

CITY PLANNING COMMISSION MEMBERS PRESENT: Sean Ervin, Steve Gaspar, Katherine Fiegen, Kurt Johnson, and John Paulson.

STAFF PRESENT: Toby Brown and Clarice Paulson - County Planning  
Jason Bieber - City Planning

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

**1. CALL TO ORDER**

Planning Commission Chair Monty Derosseau called the meeting to order at 7:00 p.m.

**2. APPROVAL OF FEBRUARY 10, 2016 MINUTES**

A motion was made by the County by Commissioner Pashby and seconded by Commissioner Larson to approve the meeting minutes for February 10, 2016. The motion passed unanimously. Same motion was made for the City by Commissioner Ervin and seconded by Commissioner Paulson to approve the meeting minutes for February 10, 2016. The motion passed unanimously.

**3. APPROVAL OF AGENDA**

A motion was made by the County by Commissioner Sogn and seconded by Commissioner Pashby to approve the meeting agenda for July 13, 2016. The motion passed unanimously. Same motion was made for the City by Commissioner Johnson and seconded by Commissioner Ervin to approve the meeting agenda for July 13, 2016. The motion passed unanimously.

- 4. REZONING JJ-16-REZ-001:** To rezone a portion of the Southeast Quarter (SE1/4) except the West 830 feet and Tronson's 2<sup>nd</sup> Addition and except Tracts 2 and 3 of the Southeast Quarter (SE1/4) of Section 21, Township 100N, Range 50W from the A-1 Agricultural District to the I-1 Light Industrial District.

**General Information:**

Petitioner: Reggie Kuipers

Property Owner: Sharon E. Deeb

Location: Approximately ¼ mile west of intersection of 473<sup>rd</sup> Avenue and 271<sup>st</sup> Street

Present Zoning: A-1 Agricultural

Existing Land Use: Agriculture

Parcel Size: 7 Acres

This would rezone from the A-1 Agricultural District to the I-1 Light Industrial District.

**Staff Report:** Toby Brown

**Staff Analysis:**

The petitioner is requesting to rezone seven acres of land from A-1 Agricultural District to I-1 Light Industrial District. The petitioner has indicated that he would like to construct buildings for warehousing. The properties surrounding this parcel are zoned A-1 Agricultural. There are no residences on adjacent parcels. The proposed Highway 100 would be to the north of the subject property.

The 2035 Future Land Use Plan for Sioux Falls does not indicate a land use for this property. The subject property is located approximately ¼ mile from 473<sup>rd</sup> Avenue and access would be requested onto a major arterial, commercial/light industrial is the most appropriate land use based upon roads and access points. From a zoning perspective, light industrial would be acceptable. Less intensive uses such as warehousing would be allowed by obtaining a building permit. The majority of industrial uses will require approval by conditional use permit.

**Recommendation:** Staff finds that the request to rezone from the A-1 Agricultural District to the I-1 Light Industrial District conforms to the goals and policies of the joint jurisdictional planning area. The rezoning request should not be in conflict with current or anticipated land uses surrounding the site. Staff recommends **approval** of Rezoning JJ-16-REZ-001.

**PUBLIC COMMENT**

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

Reggie Kuipers, the petitioner, spoke in support of the application. He explained that that the property would be utilized for light industrial uses or specifically mini-storage warehousing. He stated that the buildings would be steel construction.

Commissioner Pashby asked about phasing. Mr Kuipers responded that he anticipated three to five phases over five to seven years but that the market will tell timing.

Commissioner Derosseau asked about access to the site. Mr. Kuipers responded that there is an existing field access to the property.

Commissioner Derosseau asked about land use along Western Avenue. Jason Bieber of City Planning staff responded that the area is not with the 2035 plan due to sewer infrastructure not being available. He also responded that Light Industrial is appropriate at the location with office or retail closer to Western Avenue.

Commissioner Derosseau asked for additional public testimony, but no one answered.

Commissioner Derosseau closed the floor to public testimony.

**DISCUSSION**

None.

**ACTION**

A motion was made to recommend approval of Rezoning JJ-16-REZ-001 for the County by Commissioner Pashby and seconded by Commissioner Klatt. The motion passed unanimously. Same motion was made for the City by Commissioner Ervin and seconded by Commissioner Fiegen. The motion passed unanimously.

**Rezoning JJ-16-REZ-001 – Recommendation for Approval**

**5. OTHER BUSINESS**

None.

**6. ADJOURN**

A motion was made for the County by Commissioner Sogn and seconded by Commissioner Larson to adjourn. Same motion was made for the City by Commissioner Johnson and seconded by Commissioner Fiegen to adjourn. The motion passed unanimously.