

**MINUTES OF THE JOINT MEETING OF
LINCOLN COUNTY & SIOUX FALLS PLANNING COMMISSIONS
August 12, 2020**

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

CITY PLANNING COMMISSION MEMBERS PRESENT: Erik Nyberg, Kurt Johnson, Kati Johnson, Bradyn Neises, and John Paulson

STAFF PRESENT: Toby Brown and Joan Doss - County Adam Roach - City

PUBLIC PRESENT: Steve Soldwisch

The County Planning Commission was chaired by Gary Pashby who presided over the meeting. The City Planning Commission was chaired by Erik Nyberg.

1. CALL TO ORDER

A joint meeting of the County and City Planning Commissions was called to order by County Planning Commissioner Pashby on August 12, 2020 at 7:00 p.m. in the Commission Meeting Room of the Lincoln County Courthouse.

2. APPROVAL OF JULY 8, 2020 MINUTES

A motion was made for the County by Hogan and seconded by Enstad to approve the minutes. The motion passed unanimously. Same motion was made for the City by Kurt Johnson and seconded by Kati Johnson. The motion passed unanimously.

3. APPROVAL OF AGENDA

A motion was made for the County by Arends and seconded by Enstad to approve the agenda. The motion passed unanimously. Same motion was made for the City by Kurt Johnson and seconded by Kati Johnson. The motion passed unanimously.

4. NEW BUSINESS

- a. ***Application:*** USE-0051-2020: Conditional Use Permit for warehousing and light manufacturing to exceed 20,000 square feet building area – requesting overall building size of 43,635 square feet. The property is legally described as Lot 5 in Block 5 of Mueller’s 2nd Addition in the Southeast quarter (SE1/4) of Section 19, Township 100 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.
Petitioner/Owner: Steve Soldwisch/Wiley Real Estate Location: 47065 Charlotte Court – Sioux Falls

Staff Presentation: Toby Brown

Toby presented a summary of the staff analysis and noted the property is no longer used as a contractor shop. He then listed the proposed conditions as follows:

1. The addition and operation shall be substantially in accordance with the submitted site plan (dated: June 11, 2020) and narrative (dated: June 30, 2020). These plans shall be requirements of this permit. Any proposed expansion of the submitted site plan shall be cause for issuance of a new conditional use permit.
2. The owner shall submit an application for a Zoning Permit for the existing Light Industrial use and receive a Certificate of Occupancy, prior to commencing any activities related to this proposal.
3. No unscreened outdoor storage shall be allowed on the property.
4. All applicable building permits shall be obtained. 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.

Public Comment and Discussion:

Steve Soldwisch, available by phone, noted they had reviewed the proposed conditions and didn’t have any issues. Arends asked a few questions about the operation, and Steve noted there would be about 30 employees and no outside storage.

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

Action:

Motion was made for the County by Arends to approve with the recommended conditions and was seconded by Jongeling. The motion to passed unanimously (5-0). The same motion was made for the City by Kurt Johnson and was seconded by Kati Johnson. The motion passed unanimously (5-0).

5. OTHER BUSINESS

- a. Discussion was held about the drafted changes to the bylaws. Motion for the county was made by Arends to approve the changes as presented and was seconded by Enstad. The motion passed unanimously (5-0). The same motion was made for the city by Kurt Johnson and was seconded by Kati Johnson. The motion passed unanimously (5-0).

6. OPPORTUNITY FOR PUBLIC COMMENT – None

7. ADJOURNMENT

A motion was made for the County by Hogan and seconded by Jongeling to adjourn at 7:35pm. The motion passed unanimously. Same motion was made for the City by Kurt Johnson and was seconded by Kati Johnson. The motion passed unanimously.

*Respectfully submitted,
Joan Doss - County Planner*