

**MINUTES OF THE JOINT MEETING OF  
LINCOLN COUNTY & SIOUX FALLS PLANNING COMMISSIONS  
August 14, 2019**

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Monty Derousseau, Tiffani Landeen, Jerry Jongeling, Tyler Klatt, Stacey Namminga

CITY PLANNING COMMISSION MEMBERS PRESENT: Sharon Chontos, Katie Johnson, Erik Nyberg, Aaron Norman, Andi Anderson

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

PUBLIC PRESENT (sign-in sheet): Roger Weber

The County Planning Commission was chaired by Monty Derousseau who presided over the meeting. The City Planning Commission was chaired by Sharon Chontos.

**1. CALL TO ORDER**

A joint meeting of the County and City Planning Commissions was called to order by County Commissioner Derousseau on August 14, 2019 at 7:00 p.m. in the Commission Meeting Room of the Lincoln County Courthouse.

**2. APPROVAL OF MARCH 13, 2019 MINUTES**

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

**3. APPROVAL OF AGENDA**

A motion was made by the County by Klatt, 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 Johnson and seconded by Norman. The motion passed unanimously.

**4. NEW BUSINESS**

- a. CONDITIONAL USE PERMIT / USE-0049-2019: Request for review and approval of a Conditional Use Permit proposing to allow warehousing/mini-storage units to exceed 20,000 square feet on the premises – applicant is requesting up to 22,580 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 noted the property would need to be annexed for any further, future development since the rest of the property was zoned A-1 Agricultural. He then listed the conditions that should be considered if the application is approved as follows:

1. This approval is for the project described per Conditional Use Permit (USE-0049-2019) to allow warehousing to exceed 20,000 square feet on the property, except as modified with the conditions below.
2. Appropriate building permits shall be obtained. No additional warehousing structures, exceeding, 22,850 square feet, shall be allowed on the property, without the issuance of a new CUP.
3. The Planning and Zoning Department or designated official(s) 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 conditional use permit conditions, all applicable regulations of the Joint Zoning Regulations for Lincoln County and the City of Sioux Falls and any other County, City, State and Federal Codes, ordinances, resolutions and laws that may apply.

**Public Comment and Discussion:**

Roger Weber, the applicant, noted he was looking to build just one additional building on the site. Namminga asked if the building would have water and electric. Mr. Weber noted it would most likely have electric, but not water. Chontos asked if he was in agreement with the conditions, and Mr. Weber agreed.

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

**Action:**

A motion was made for the County by Klatt to approve the permit with the recommended conditions and was seconded by Landeen. The motion passed unanimously (5-0). The same motion was made for the City by Anderson, and was seconded by Johnson. The motion passed unanimously (5-0).

**USE-0049-2019 – Approved**

**5. OTHER BUSINESS - None**

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

**7. ADJOURNMENT**

A motion was made for the County by Namminga and seconded by Klatt to adjourn at 7:10pm. The motion passed unanimously. Same motion was made for the City by Anderson and was seconded by Nyberg. The motion passed unanimously.

*Respectfully submitted,  
Joan Doss - County Planner*