

CALL TO ORDER AND ROLL CALL

The Joint Lincoln County and City of Sioux Falls Planning Commission regular meeting was called to order by county planning commission Chairman Jongeling on March 10, 2021 at 06:30 PM in the Commission Meeting Room of the Lincoln County Courthouse. Chairman for the city of Sioux Falls was Erik Nyberg. County Planning Commission members Ron Albers, Colin Enstad, Gary Pashby (arrived at 6:45pm), and Michael Poppens were present. City Planning Commission members Larry Luetke, Bradyn Neises, Aaron Norman, Kurt Johnson, and Dana Fisher were present. Additionally present were Toby Brown and Joan Doss from County Planning and Adam Roach from City Planning.

APPROVAL OF MINUTES

- 1) MOTION from the county by Poppens and seconded by Enstad to approve the meeting minutes from February 10, 2021. Ayes; Albers, Enstad, Poppens, and Jongeling.
Motion carried.
MOTION from the city by Luetke and seconded by Johnson to approve the meeting minutes from February 10, 2021. Ayes; Luetke, Neises, Norman, Johnson, and Fisher.
Motion carried.

APPROVAL OF AGENDA

MOTION for the county by Albers and seconded by Enstad to approve the agenda. Ayes; Albers, Enstad, Poppens, and Jongeling. Motion carried.

MOTION for the city by Johnson and seconded by Luetke to approve the agenda. Ayes; Luetke, Neises, Norman, Johnson, and Fisher. Motion carried.

PUBLIC INPUT ON NON-AGENDA ITEMS

No comments were presented.

CONSIDERATION OF UNFINISHED BUSINESS

CONSIDERATION OF NEW BUSINESS

- 1) Toby gave an overview of the application and listed the recommended conditions as follows: 1. The site development and operation shall be in accordance with the submitted project plans (dated: January 26, 2021). The project plans shall be a requirement of this permit. 2. All vehicle maintenance, repair, or service shall only take place inside the building (Unit #4). 3. No motor vehicles in disrepair or waiting to be repaired shall be stored outside. 4. No outside storage of equipment, parts, or materials shall be permitted. 5. All junk, debris, and other discarded items must be promptly removed from the site. 6. All employees shall park on-site and in designated spaces unless a parking agreement is arranged with adjacent properties. 7. A building/zoning 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. Manal Rizk noted they would be purchasing vehicles from the auto auction, repairing the vehicles, and then reselling to the auto auction, so no customer traffic at the site. Additionally there would not be body work completed at the site. Jongeling opened the floor for public comment. Henry and Margaret Mueller asked if the permit would stay with the building and if vehicles would be towed into the site on trailers. They noted concern due to their shared driveway. Hearing no further comments, the floor was closed.
MOTION for the county by Pashby and seconded by Poppens to approve the permit with the findings and conditions as presented. Ayes; Albers, Enstad, Pashby, Poppens,

Jongeling. Motion carried.

MOTION for the city by Luetke and seconded by Johnson to approve the permit with the findings and conditions as presented. Ayes; Luetke, Neises, Norman, Johnson, Fisher. Motion carried.

- 2) Toby gave an overview of the application and listed the recommended conditions as follows, noting rewording #5 from the staff report: 1. The site development and operation shall be in accordance with the submitted site plan (dated: February 15, 2021). The site plan shall be a requirement of this permit. 2. Warehouse units may only be used for storage. Warehouse units may not be used for retail sales, industrial uses, vehicle repair, offices, any commercial or service activity, or human habitation. 3. Lighting used for outdoor illumination shall be installed to deflect light away from adjoining property. The sources of light shall be hooded or controlled so light does not shine upward nor light adjoining property. 4. All outside storage shall be screened from neighboring properties and the public road. Any fencing installed shall be opaque. 5. A grading and drainage plan submitted for review and acceptance prior to any site grading activities. 6. A building/zoning 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. Eric Willadsen, representing the developers, noted the outdoor storage area may be converted to storage buildings in the future, and have been working with the DOT pertaining to the driveway and possible turn lane. Jongeling opened the floor to public comment. Lynn Poppinga noted he was in favor of the operation but noted concerns about the site drainage. Hearing no further comments, the floor was closed.

MOTION for the county by Albers and seconded by Enstad to approve the application with the findings and conditions as presented. Ayes; Albers, Enstad, Pashby, Poppens, and Jongeling. Motion carried.

MOTION for the city by Johnson and seconded by Luetke to approve the application with the findings and conditions as presented. Ayes; Luetke, Neises, Norman, Johnson, and Fisher. Motion carried.

- 3) Toby gave an overview of the application, noting staff recommendation to table the decision of the rezoning application until the preliminary plan has been reviewed by staff. John Egge noted he has been working with the county floodplain administrator and DENR regarding wetlands and flood risks. He also noted this development has been an idea in the works for awhile. Allen Egge noted the preliminary plan had changes and was recently submitted to staff for review. He also noted he feels it would compliment the neighborhood.

Jongeling opened the floor to public comments. Hearing none, he closed the floor.

MOTION for the county by Poppens and seconded by Pashby to table the application until April. Ayes; Albers, Enstad, Pashby, Poppens, and Jongeling. Motion carried.

MOTION for the city by Johnson and seconded by Luetke to table the application until April. Ayes; Luetke, Neises, Norman, Johnson, and Fisher. Motion carried.

ADJOURNMENT

MOTION for the county by Albers and seconded by Poppens to adjourn at 7:30pm. Ayes; Albers, Enstad, Pashby, Poppens, and Jongeling. Motion carried.

MOTION for the city by Luetke and seconded by Fisher to adjourn at 7:30pm. Ayes; Luetke, Neises, Norman, Johnson, and Fisher. Motion carried.