

CALL TO ORDER AND ROLL CALL

The regular joint meeting of the Lincoln County and City of Sioux Falls Planning Commissions was called to order by Chairman Jongeling on December 8, 2021 at 6:30 p.m. in the Commission Meeting Room of the Lincoln County Courthouse. The City Planning Commission was chaired by Erik Nyberg. County Planning Commission members present were Wendi Hogan, Mark Johnson, Ron Albers, and Jerry Jongeling. City Planning Commission members present were John Paulson, Sean Ervin, Aaron Norman, Janet Kittams, Dana Fisher, Kurt Johnson, and Erik Nyberg. Toby Brown and Jen Cleveland were present from County Planning and Fletcher Lacock was present from City Planning.

APPROVAL OF MINUTES

- 1) Chairman Jongeling called for any comments or corrections to the minutes. No one raised any comments or corrections. A roll call vote was taken by the County to approve the meeting minutes from November 10, 2021. Yeas: Hogan, Johnson, Albers, and Jongeling. Nays: None. Motion carried. A motion was made for the City by Commissioner Ervin and seconded by Commissioner Johnson to approve the meeting minutes from November 10, 2021. A roll call vote was taken. Yeas: Paulson, Ervin, Norman, Kittams, Fisher and Johnson. Nays: None. Motion carried.

APPROVAL OF AGENDA

Chairman Jongeling asked if there were any changes to the meeting agenda. No one proposed any changes. A roll call vote was taken for the County to approve the meeting agenda. Yeas: Hogan, Johnson, Albers, and Jongeling. Nays: None. Motion carried. A motion was made for the City by Commissioner Kittams and seconded by Commissioner Fisher to approve the meeting agenda. A roll call vote was taken. Yeas: Paulson, Ervin, Norman, Kittams, Fisher, and Johnson. Nays: None. Motion carried.

PUBLIC INPUT ON NON-AGENDA ITEMS

Chairman Jongeling opened the floor for public comment. Hearing none, he closed the floor.

CONSIDERATION OF UNFINISHED BUSINESS

No unfinished business was discussed.

PUBLIC HEARINGS

- 1) Toby Brown presented a brief summary of the staff report. Tom Winker was present to discuss the application. County Commissioners Albers and Johnson asked questions regarding adjacent homes, township approval, access, and road maintenance. The applicant responded that he had been in communication with a majority of the adjacent property owners and the township. He also stated that he had discussed culverts and access with the township, that the roads in the subdivision would be paved although there was no plan to pave or blacktop the township road. The applicant also noted that he planned to form a road district to maintain the roads within the subdivision. Chairman Jongeling opened the floor for public comment. Randy Olson and Brair Peterson spoke against the application stating concerns regarding water/drainage, farm productivity, and a desire to keep low density in the rural area. Mark Johnson also spoke against the application due to concerns regarding water/drainage and existing drain tile being disturbed by the proposal. Hearing no additional public comment, Chairman Jongeling closed the floor to public comment. A motion was made for the County by Commissioner Johnson and seconded by Hogan to recommend approval. The same motion was made for the City by Commissioner

Paulson and seconded by Commissioner Fisher. County Commissioner Albers, Johnson, and Jongeling all stated concerns regarding the proposal. City Commissioner Ervin asked for clarification from County staff regarding the staff report findings that the application would be inconsistent with the planned future land use. Toby Brown stated that the rezone would be inconsistent with the Shape Sioux Falls 2040 plan as it is identified as a rural growth area, and making the proposed development premature. A roll call vote for the County was taken. Yeas: None. Nays: Hogan, Johnson, Albers, Jongeling. Motion failed.

A roll call vote for the City was taken. Yeas: None. Nays: Paulson, Ervin, Norman, Kittams, Fisher, Johnson. Motion failed.

- 2) Toby Brown presented a brief summary of the staff report. County Commissioner Albers questioned the development plan having only one ingress/egress. Toby Brown stated the preliminary plan was reviewed under City standards and the proposal meets preliminary plan requirements. Tom Winker was present to discuss the application. He stated that the plans were designed in accordance with City regulations and designed to hook up with future development. He stated two ponds were planned to handle site drainage. John Desens was present from JSA Engineering to discuss the drainage plan. County Commissioner Albers questioned if the ponds would be detention or retention ponds and about the development only having one access to the development. Mr. Desens stated the ponds would be detention ponds, that they would not 'retain' water constantly and would empty into the same ravine they currently flow to. He also stated the plans regarding access were drawn per City requirements but could be revised to add a second access if the Board preferred.

Chairman Jongeling opened the floor to public comment. Randy Olson asked what the depth of the ponds would be. Hearing no additional public comment, Chairman Jongeling closed the floor.

A MOTION was made for the County to table the application by Commissioner M. Johnson and seconded by Hogan.

A MOTION was made for the City to table the application by Commissioner K. Johnson and seconded by Fisher.

Chairman Jongeling requested Mr. Desens address the detention pond depths. Mr. Desens explained the pond elevations and depths as shown on the plans.

A roll call vote was taken by the County to table the application. Yeas: None. Nays: Hogan, Johnson, Albers, Jongeling. Motion failed.

A roll call vote was taken by the City to table the application. Yeas: None. Nays: Paulson, Ervin, Norman, Kittams, Fisher, Johnson. Motion failed.

A subsequent Motion was made by the County to deny the application by Commissioner Albers and seconded by Commissioner Hogan. Yeas: Hogan, Johnson, Albers, Jongeling. Nay: None. Motion to deny carried.

A subsequent Motion was made by the City to approve the application by Commissioner Johnson and seconded by Commissioner Norman. Yeas: None. Nays: Paulson, Ervin, Norman, Kittams, Fisher, Johnson. Nays: None. Motion failed.

CONSIDERATION OF NEW BUSINESS

No new business was discussed.

ADJOURNMENT

A motion was made for the County to adjourn at 7:30 p.m. by Commissioner Hogan and seconded by Commissioner Albers. A roll call vote was taken. Yeas: Hogan, Johnson, Albers, Jongeling. Nays: None. Motion carried.

The same motion was made by the City by Commissioner Johnson and seconded by Commissioner Fisher. A roll call vote was taken. Yeas: Paulson, Ervin, Norman, Kittams, Fisher, Johnson. Nays: None. Motion carried.