

CALL TO ORDER AND ROLL CALL

The regular joint meeting of the Lincoln County and City of Sioux Falls Planning Commission was called to order by Chairman Jongeling on April 13, 2022 at 6:32 p.m. in the Commission Meeting Room of the Lincoln County Courthouse. The City Planning Commission was chaired by Kurt Johnson. County Planning Commission members present were Collin Enstad, Scott Green, Wendi Hogan, Michael Poppens, and Jerry Jongeling. City Planning Commission members present were Sean Ervin, Dana Fisher, Janet Kittams, John Paulson (via phone), and Kurt Johnson. 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 motion was made for the County by Commissioner Poppens and seconded by Commissioner Hogan to approve the meeting minutes from December 8, 2021. A roll call vote was taken. Yeas: Enstad, Green, Hogan, Poppens, Jongeling. Nays: None. Motion carried. A motion was made for the City by Commissioner Kittams and seconded by Commissioner Ervin to approve the same minutes. A roll call vote was taken. Yeas: Ervin, Fisher, Kittams, Paulson, 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 motion was made for the County by Commissioner Hogan and seconded by Commissioner Enstad to approve the meeting agenda. A roll call vote was taken. Yeas: Enstad, Green, Hogan, Poppens, Jongeling. Nays: None. Motion carried. A motion was made for the City by Commissioner Ervin and seconded by Commissioner Fisher to approve the same agenda. A roll call vote was taken. Yeas: Ervin, Fisher, Kittams, Paulson, 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 introduced the application and presented a brief summary of the staff report. Ryan VanDonge was present on behalf of REC Storage, LLC to discuss the application and answer questions. Chairman Jongeling opened the floor to public comment. Hearing none, he closed the floor to public comment. A motion was made for the County by Commissioner Green and seconded by Commissioner Enstad to approve the application with the recommended conditions, striking the redundant condition to read as follows.
 1. That these USE-0020-2022 (Amendment) Joint Planning Commissions Conditions shall replace the six (6) original USE-0015-2021 Joint Planning Commissions Conditions as approved on March 10, 2021.
 2. That the property conforms to the site plan dated May 10, 2021.
 3. That warehousing units may only be used for warehousing. Warehousing units may not be used for retail sales, contractor's shops, industrial uses, vehicle repair, offices, any commercial or service activity, or human habitation.

4. That the storage of hazardous, flammable, or explosive materials is prohibited.
5. That 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.
6. That the property shall not have unscreened outdoor storage. Any fencing installed shall be completely opaque.
7. That there shall be no indication of offensive noise, odor, smoke, dust or glare at or beyond the property line.
8. That appropriate building permits shall be obtained.

A roll call vote was taken. Yeas: Enstad, Green, Hogan, Poppens, Jongeling. Nays: None. Motion carried. A motion was made for the City by Commissioner Fisher and seconded by Commissioner Ervin to approve the application, also striking the condition duplicated to read as stated above. A roll call vote was taken. Yeas: Ervin, Fisher, Kittams, Paulson, Johnson. Nays: None. Motion carried.

- 2) Toby Brown introduced the application and presented a brief summary of the staff report. Sandra Grimmus was present on behalf of the applicant, Dalton Grimmus, to speak and answer questions. Chairman Jongeling opened the floor to public comment. Hearing none, he closed the floor to public comment. A motion was made for the County by Commissioner Poppens and seconded by Commissioner Green to recommend approval. A roll call vote was taken. Yeas: None. Nays: Enstad, Green, Hogan, Poppens, Jongeling. Motion failed. The same motion was made for the City by Commissioner Ervin and seconded by Commissioner Kittams to recommend approval. A roll call vote was taken. Yeas: None. Nays: Ervin, Fisher, Kittams, Paulson, Johnson. Motion failed.

CONSIDERATION OF NEW BUSINESS

No new business was discussed.

ADJOURNMENT

A motion was made for the County by Commissioner Hogan and seconded by Enstad to adjourn at 7:05 p.m. A voice vote was taken. Yeas: All. Nays: None. Motion carried. The same motion was made for the City by Commissioner Ervin and seconded by Commissioner Fisher. A voice vote was taken. Yeas: All. Nays: None. Motion carried.