

**Lincoln County Joint Lincoln County and City of Sioux Falls Planning Commission
Meeting Minutes
September 11, 2024**

CALL TO ORDER AND ROLL CALL

The joint meeting of the Lincoln County Planning Commission and the City of Sioux Falls Planning Commission was called to order by Vice Chairman Jongling on September 11, 2024 at 6:32 p.m. in the Commissioner's Meeting Room of the Lincoln County Courthouse. The City Planning Commission was chaired by Bradyn Neises. County Planning Commission members present were Marlene Sweeter, Todd Boots, Jim Schmidt, and Jerry Jongeling. City Planning Commission members present were Mike Gray, Erik Nyberg, Erica Mullaly, Janet Kittams, and Bradyn Neises. Toby Brown and Joe Meader were present from the County, and Kristen Benidt, Jason Beiber, and Jeff Eckhoff were present from City Planning.

APPROVAL OF MINUTES

- 1) Joint Planning Commission Meeting of Wednesday, August 14, 2024.

Commissioner Jongeling asked if there were any changes to the meeting minutes from Wednesday, August 14, 2024. No one proposed any changes. A motion was made for the County by Commissioner Boots and seconded by Commissioner Sweeter to approve the meeting minutes from August 14, 2024. A roll call vote was taken. Yeas: Sweeter, Boots, Schmidt, and Jongeling. Nays: None. Motion carried. A motion was made for the City by Commissioner Nyberg and seconded by Commissioner Mullaly to approve the same minutes. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

APPROVAL OF AGENDA

Commissioner Jongeling asked if there were any changes to the meeting agenda. No changes were proposed. A motion was made for the County by Commissioner Boots and seconded by Commissioner Sweeter to approve the meeting agenda. A roll call vote was taken. Yeas: Sweeter, Boots, Schmidt, and Jongeling. Nays: None. Motion carried. A motion was made for the City by Commissioner Kittams and seconded by Commissioner Nyberg to approve the same meeting agenda. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

PUBLIC INPUT ON NON-AGENDA ITEMS

Commissioner Jongeling opened the floor for public input on non-agenda items. Hearing none, he closed the floor to public input on non-agenda items.

PUBLIC HEARINGS

- 1) **Application:** USE-0056-2024: Conditional use permit to allow warehousing on the property described as Tract 1, 605 Storage Condos Addition, NE1/4 SE1/4, Section 20-T100N-R49W Springdale Township.
Applicant: 605 Storage Condos
Property Owner: Coachs Acres LLC
Location: Parcel ID: 100.49.20.F100

Toby Brown introduced the application and presented a brief summary of the staff report. The Planning Commission asked staff questions regarding the conditions. Eric Van Donge was present to speak and answer questions. Mr. Van Donge provided additional information on the application. Questions were asked about the size of the

proposed structures, road access, future annexation, homeowners associations/covenants, and city standards. Commissioner Jongeling opened the floor for public comment. Hearing no comments, Commissioner Jongeling closed the floor to public comment. Discussion was had regarding the application. A motion was made for the County by Commissioner Schmidt and seconded by Commissioner Sweeter to approve the application with the recommended conditions as follows:

1. All development and construction is to substantially comply with the applicable lot requirements, parking, and signage.
2. Before occupancy/operation, all development and construction is to substantially comply with the approved plans.
3. Any expansion or intensification of the use will require a new conditional use permit.
4. The proposed buildings shall only be utilized for warehousing. No outdoor storage permitted.
5. This developer's portion of the collector street on the north side of the site and the stormwater detention will be built to city engineering design standards, and certified by the developer's civil consultant, prior to issuance of a certificate of occupancy.
6. Front yard setbacks on north and east property boundary and landscaping will include 90 per-cent living ground cover. One tree will be required for every 50 feet of right of way frontage along Highway 11 and one tree per 40 feet of right of way frontage will be required along Van Donge St. Trees will be deciduous with a minimum caliper of 2 inches.
7. Hard surface for all drive lanes and parking areas.
8. Ownership of Tract 1 will be responsible for all signage, repair, and maintenance of Van Donge St. until Township, County, or City accept the Right-of-Way.
9. No new connections to rural water service will be permitted.
10. There shall be no indication of offensive noise, odor, smoke, dust or glare at or beyond the property line.
11. The permit holder is responsible for compliance with all Federal, State, and Local rules, regulations, and permitting requirements.

A roll call vote was taken. Yeas: Sweeter, Boots, and Schmidt. Nays: Jongeling. Motion carried. A motion was made for the City by Commissioner Mullaly and seconded by Commissioner Nyberg to approve the application with the same conditions. A voice vote was taken. Yeas: Mullaly, Nyberg, and Kittams. Nays: Gray. Motion carried.

- 2) **Application:** USE-0065-2024: Conditional use permit to allow a kennel on the property described as N1/2 NE1/4 (Except Lots 1 and 2, Block 1, Hanson Family Foundation Addition), Section 19-T100N-R49W Springdale Township.
Applicant: Troy Luettel
Property Owner: Hanson Family Foundation for the Well-Being of God's Creatures
Location: Parcel ID: 100.49.19.1010

Toby Brown introduced the application and presented a brief summary of the staff report. The Planning Commission asked staff questions regarding on-site dirt work and wastewater systems. Troy Luettel was present to speak and answer questions. Mr.

Luettel provided additional information on the application. Questions were asked about the source of the animals, wastewater systems, services provided, and state requirements. Commissioner Jongeling opened the floor for public comment. First, those in favor of the application were asked to come forward. Mick Conlin, 402 E 20th St, spoke in favor of the application. Positive comments were made regarding Brad Hansen, community benefits, non-profits, and the proposed facility. Hearing no additional comments, Commissioner Jongeling opened the floor to those in opposition. Matt Gaard, 1504 S Aberdeen Ave; Tim Burns, 27063 Sycamore Ave; Mark Sechser, 27127 479th Ave; and James Gaard, 5101 W 38th St, spoke in opposition to the application. Concerns were voiced regarding drainage, grading, groundwater pollution, noise, kennel definition, water availability, public access, odor, ground elevations, road impacts, land impacts, and impacts to land values. A letter was submitted in support of the application from the Sioux Falls Humane Society. Positive comments were shared regarding reduced vet costs, the horse sanctuary, additional capacity for animals, and a more suitable environment for long-term animals. Hearing no additional comments, Commissioner Jongeling closed the floor to public comment. The Planning Commission and City Planning Commission asked staff questions regarding zoning, drainage, future traffic conditions, compatibility with joint zoning, and compatibility with municipal zoning. The applicant was asked questions regarding drainage and township requirements. Discussion was had regarding the application. A motion was made for the County by Commissioner Schmidt and seconded by Commissioner Jongeling to approve the application with the recommended conditions as follows:

1. All development and construction is to substantially comply with the applicable lot requirements, parking, and signage.
2. Before occupancy/operation, all development and construction is to substantially comply with the approved plans.
3. A fenced dog run associated with the kennel shall be fully opaque.
4. A non-illuminated nameplate not exceeding two square feet in area may be placed on the dwelling or accessory building. Additionally, one non-illuminated sign not exceeding four square feet in area may be located along the driveway for the occupation. No off-premises signs shall be used.
5. The kennel shall be limited to housing cats, dogs, and household pets, with a maximum of 50 total.
6. The kennel shall not host any events that are not in relation to the raising, training, boarding or harboring of dogs, cats, or household pets.
7. Veterinary clinics, animal hospitals, and animal shelters shall not be permitted.
8. The connection to a rural water service is not permitted.
9. There shall be no indication of offensive noise, odor, smoke, dust or glare at or beyond the property line.
10. The permit holder is responsible for compliance with all Federal, State, and Local rules, regulations, and permitting requirements.

A roll call vote was taken. Yeas: None. Nays: Sweeter, Boots, Schmidt, and Jongeling. Motion failed. A motion was made for the City by Commissioner Nyberg and seconded by Commissioner Kittams to approve the application with the same conditions. A voice vote was taken. Yeas: None. Nays: All. Motion failed.

CONSIDERATION OF UNFINISHED BUSINESS

No unfinished business was discussed.

CONSIDERATION OF NEW BUSINESS

No new business was discussed.

ADJOURNMENT

A motion was made for the County by Commissioner Boots and seconded by Commissioner Sweeter to adjourn the meeting at 7:35 p.m. A voice vote was taken. Yeas: All. Nays: None. Motion carried. The same motion was made for the City by Commissioner Kittams and seconded by Commissioner Mullaly. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

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