

**Lincoln County Joint Lincoln County and City of Sioux Falls Planning Commission
Meeting Minutes
March 20, 2024**

CALL TO ORDER AND ROLL CALL

The special joint meeting of the Lincoln County Planning Commission and the City of Sioux Falls Planning Commission was called to order by Chairperson Scott on March 20, 2024 at 6:31 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 Jerry Jongeling, Todd Boots, Jim Schmidt, Collin Enstad, and Erik Scott. City Planning Commission members present were John Paulson, Erica Mullaly, Kurt Johnson, and Bradyn Neises. Toby Brown and Noah Watson were present from County Planning, and Fletcher Lacock was present from City Planning.

APPROVAL OF MINUTES

- 1) Commissioner Scott asked if there were any changes to the meeting minutes from Wednesday, December 13, 2023. No one proposed any changes. A motion was made for the County by Commissioner Schmidt and seconded by Commissioner Enstad to approve the meeting minutes from December 13, 2023. A voice vote was taken. Yeas: All. Nays: None. Motion carried. A motion was made for the City by Commissioner Johnson 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 Scott 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 Jongeling to approve the meeting agenda. A voice vote was taken. Yeas: All. Nays: None. Motion carried. A motion was made for the City by Commissioner Johnson and seconded by Commissioner Mullaly to approve the same meeting agenda. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

PUBLIC INPUT ON NON-AGENDA ITEMS

Commissioner Scott 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:** RZNE-0009-2024: To change the zone of a portion (approximately 7 acres) of the property legally described as SE1/4 including Lot 7 in SE1/4 SE1/4 (Ex. Parts Sold), Section 20-T100N-R49W Springdale Township from the A-1 (Agricultural) District to the C (Commercial) District.
Applicant: 605 Storage Condos, LLC
Property Owner: Coachs Acres, LLC
Location: Parcel ID: 100.49.20.4000

Toby Brown introduced the application and presented a brief summary of the staff report. Eric Van Donge was present to speak and answer questions. Mr. Van Donge shared a presentation about the proposal with the Planning Commission. Questions were asked regarding access, emergency services, fire suppression, and potential businesses in the units. Commissioner Scott then opened the floor to public comment. First, those in favor of the application were asked to come forward. Lynn Poppinga,

47720 271st St, and Al Daschel, 27045 SD Highway 11, spoke in favor of the application. Lastly, those in opposition were asked to come forward. Hearing no additional comments, Commissioner Scott closed the floor to public comment. The Planning Commission invited City and County staff forward to explain the history of the application/site, and questions were asked about the Sioux Falls Comprehensive Plan. The Joint Planning Commission deliberated. A motion was made by Commissioner Boots and seconded by Commissioner Enstad to recommend approval of the application to the Board of County Commissioners and Sioux Falls City Council. A roll call vote was taken. Yeas: Enstad. Nays: Jongeling, Boots, Scott. Abstained: Schmidt. Motion failed. A motion was made for the City by Commissioner Johnson and seconded by Commissioner Mullaly to recommend approval of the application to the Board of County Commissioners and Sioux Falls City Council. 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 Jongeling and seconded by Commissioner Boots to adjourn the meeting at 7:25 p.m. A voice vote was taken. Yeas: All. Nays: None. Motion carried. The same motion was made for the City by Commissioner Johnson and seconded by Commissioner Paulson. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

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