

**Lincoln County Joint Lincoln County and City of Sioux Falls Planning Commission
Meeting Minutes
August 13, 2025**

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 Chairperson Jongeling on August 13, 2025, at 6:30 p.m. in the Commissioner's Meeting Room of the Lincoln County Courthouse. The City Planning Commission was chaired by Aaron Norman. County Planning Commission members present were Todd Boots, Scott Green, Erik Scott, Betty Otten, and Jerry Jongeling. City Planning Commission members present were Janet Kittams, Erica Mullaly, Dave Van Nieuwenhuyzen, and Aaron Norman. Toby Brown, Caden Lambka, and Joe Meader were present from the County, and Kristen Benidt was present from City Planning.

APPROVAL OF MINUTES

- 1) Joint Planning Commission Meeting of Wednesday, April 9, 2025.

Commissioner Jongeling asked if there were any changes to the meeting minutes from Wednesday, April 9, 2025. No one proposed any changes. A motion was made for the County by Commissioner Boots and seconded by Commissioner Green to approve the meeting minutes from April 9, 2025. A roll call vote was taken. Yeas: Boots, Green, Scott, Otten, and Jongeling. Nays: None. Motion carried. A motion was made for the City by Commissioner Kittams and seconded by Commissioner Van Nieuwenhuyzen 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 Green and seconded by Commissioner Boots to approve the meeting agenda. A roll call vote was taken. Yeas: Boots, Green, Scott, Otten, and Jongeling. Nays: None. Motion carried. A motion was made for the City by Commissioner Kittams 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 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-0041-2025: Conditional use permit to allow motor vehicle sales on the property described as Lot 4B, Block 5, Mueller's 2nd Addition, SE1/4, Section 19-T100N-R50W.
Applicant: Joe Stavig
Property Owner: Northern Properties, LLC
Location: 47063 Charlotte Court

Toby Brown introduced the application and presented a brief summary of the staff report. The Planning Commission asked staff questions regarding whether the structure is a standalone building, and if the permit would apply to all units within the property.

Toby Brown addressed the planning commissions questions. Joe Stavig was present to speak and answer questions. No questions were asked at this time. Commissioner Jongeling then opened the floor to public comment. Hearing no comments, Commissioner Jongeling closed the floor to public comment. A motion was made by Commissioner Green and seconded by Commissioner Boots to approve the application with the following conditions:

1. The location of the vehicle sales shall adhere to the submitted site plan.
2. All vehicles must be parked or displayed on a hard surface.
3. The sale or display of non-operable vehicles should not be permitted.
4. That any additional outdoor lighting shall be shielded or use a hood and lens that cast light downward to minimize the amount of light cast onto adjacent properties.
5. The conditional use permit shall be valid for this applicant only – Immense Sales, owners: Joe Stavig and Alan Welsh.
6. 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: Boots, Green, Scott, and Jongeling. Nays: None. Abstain: Otten. Motion carried.

A motion was made for the City by Commissioner Kittams and seconded by Commissioner Mually to approve the application with the same conditions. A roll call vote was taken. Yeas: Kittams, Mullaly, Van Nieuwenhuyzen, and Norman. Nays: None. Motion carried.

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 Green to adjourn the meeting at 6:43 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 Van Nieuwenhuyzen. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

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