

**Lincoln County Joint Lincoln County and City of Sioux Falls Planning Commission
Meeting Minutes
April 9, 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 April 9, 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 (via phone), Collin Enstad, and Jerry Jongeling. City Planning Commission members present were John Paulson, Erica Mullaly, Dave Van Nieuwenhuyzen, and Aaron Norman. Toby Brown, Noah Watson, and Joe Meader were present from the County, and Karla Resendiz was present from City Planning.

APPROVAL OF MINUTES

- 1) Joint Planning Commission Meeting of Wednesday, February 12, 2025.

Commissioner Jongeling asked if there were any changes to the meeting minutes from Wednesday, February 12, 2025. No one proposed any changes. A motion was made for the County by Commissioner Boots and seconded by Commissioner Enstad to approve the meeting minutes from February 12, 2025. A roll call vote was taken. Yeas: Boots, Green, Enstad, and Jongeling. Nays: None. Motion carried. A motion was made for the City by Commissioner Mullaly and seconded by Commissioner Paulson 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 Enstad and seconded by Commissioner Boots to approve the meeting agenda. A roll call vote was taken. Yeas: Boots, Green, Enstad, and Jongeling. Nays: None. Motion carried. A motion was made for the City by Commissioner Mullaly and seconded by Commissioner Paulson 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-0010-2025: Conditional use permit to allow an off-premise sign exceeding 288 square feet (requesting 448.4 square feet) on the property described as Lot 7, Albers Tract 1, NW1/4 NE1/4 (Ex. Lots H-2 & H-3), Section 30-T100N-R50W Delapre Township.
Applicant: Stuart Stein
Property Owner: SLH Lincoln SD LLC
Location: 27103 Independence Avenue

Toby Brown introduced the application and presented a brief summary of the staff report. Mr. Brown did also recommend adding a seventh condition reading: "Prior to building permit issuance, the final sign location shall be approved by SDDOT and Sioux

Falls engineering staff". The Planning Commission asked staff questions regarding height restrictions and future improvements to the sign. Stuart Stein was present to speak and answer questions. Mr. Stein provided additional information on the application. Questions were asked about discussion with SDDOT and the conditions. Commissioner Jongeling then opened the floor for public comment. First, those in opposition of the application were asked to come forward. Seeing none, Commissioner Jongeling opened the floor to those in support of the application. Hearing no additional comments, Commissioner Jongeling closed the floor to public comment. The Planning Commission deliberated and discussed the additional condition recommended by staff. A motion was made by Commissioner Green and seconded by Commissioner Boots to approve the application with the following conditions:

1. All site development shall comply with the applicable lot requirements.
2. Maximum off-premise sign area shall be limited to 450 square feet.
3. The sign shall be oriented as indicated in the attached site plan.
4. Any light shall be so shielded, shaded, or directed so that the light intensity shall not adversely affect surrounding or facing premises or the safe vision of operators of vehicles on public roads.
5. There shall be no indication of offensive noise, odor, smoke, dust or glare at or beyond the property line.
6. The permit holder is responsible for compliance with all Federal, State, and Local rules, regulations, and permitting requirements.
7. Prior to building permit issuance, the final sign location shall be approved by SDDOT and Sioux Falls engineering staff.

A roll call vote was taken. Yeas: Boots, Green, Enstad, and Green. Nays: None. Motion carried.

A motion was made for the City by Commissioner Mullaly and seconded by Commissioner Paulson to approve the application with the same conditions.

A roll call vote was taken. Yeas: Paulson, 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 Enstad to adjourn the meeting at 6:47 p.m. A voice vote was taken. Yeas: All. Nays: None. Motion carried. The same motion was made for the City by Commissioner Mullaly and seconded by Commissioner Van Nieuwenhuyzen. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

[MIN FOOT]