

**Lincoln County Joint Lincoln County and City of Sioux Falls Planning Commission
Meeting Minutes
November 9, 2022**

CALL TO ORDER AND ROLL CALL

The regular joint meeting of the Lincoln County Planning Commission and the City of Sioux Falls Planning Commission was called to order by Chairman Jongeling on November 9, 2022 at 6:34 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 Scott Green, Wendi Hogan, Michael Poppens (via phone), and Jerry Jongeling. City Planning Commission members present were John Paulson (via phone), Dana Fisher, Bradyn Neises, and Aaron Norman. Toby Brown and Noah Watson were present from County Planning and Fletcher Lacock was present from City Planning.

APPROVAL OF MINUTES

- 1) Commissioner Jongeling asked if there were any changes to the meeting minutes from August 10, 2022. No one propose any changes. A motion was made for the County by Commissioner Hogan and seconded by Commissioner Green to approve the meeting minutes from August 10, 2022. A roll call vote was taken. Yeas: Hogan, Poppens, Green, Jongeling. Nays: None. Motion carried. A motion was made for the City by Commissioner Fisher and seconded by Commissioner Neises 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 one proposed any changes. A motion was made for the County by Commissioner Green and seconded by Commissioner Hogan to approve the meeting agenda. A roll call vote was taken. Yeas: Green, Hogan, Poppens, Jongeling. Nays: None. Motion carried. A motion was made for the City by Commissioner Neises and seconded by Commissioner Fisher to approve the same meeting agenda. A roll call vote was taken. Yeas: Paulson, Neises, Fisher. 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.

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. Jeff Hassebroek was present to speak and answer questions. Commissioner Jongeling opened the floor for public comment. Hearing none, he closed the floor to public comment. A motion was made for the County by Commissioner Hogan and seconded by Commissioner Green to approve the application with the recommended conditions as follows:
 1. The construction shall be substantially in accordance with the Site Plan (dated October 11, 2022)
 2. Any expansion or intensification of the use beyond that which has been proposed by the applicant shall be treated in the same manner as a request for a new Conditional

Use Permit, as per the Lincoln County Code of Ordinances.

3. The building shall only be used for the storage of personal property, and no commercial uses and commercial storage shall take place.

4. That there shall be no indication of offensive noise, odor, smoke, dust or glare at or beyond the property line.

5. The permit holder shall comply with the road authority's (Springdale Township) access requirements, improvements and/or standards, if any.

6. The county may enter onto the premises at reasonable times and in a reasonable manner to ensure the permit holder is in compliance with the conditions and all other applicable statutes, rules, and ordinances.

7. 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: Green, Hogan, Poppens, Jongeling. Nays: None.

Motion carried. A motion was made for the City by Commissioner Fisher and seconded by Commissioner Neises to approve the application with the same conditions. A roll call vote was taken. Yeas: Paulson, Neises, Fisher. Nays: None. Motion carried.

- 2) Toby Brown introduced the application and presented a brief summary of the staff report. John Desens was present to speak and answer questions on behalf of the applicant. Commissioner Jongeling opened the floor for 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 Hogan to approve the application with the recommended conditions as follows:

1. Twenty-one building eligibilities shall be transferred to and available on parcel 100.49.20.1000. No building eligibilities shall remain on parcels 100.49.79.212, 100.49.79.107A, 100.49.79.109, and 100.49.20.A100.

2. Any platting of the property shall be in accordance with Chapter 157, Subdivision Ordinance, of the Sioux Falls, SD Code of Ordinances, and Chapter 155, Joint Zoning, of Lincoln County SD, Code of Ordinances. The subdivision design standard and minimum improvements shall be the same as those required within the corporate limits of the City of Sioux Falls.

3. Prior to any construction activities, appropriate building permits shall be obtained from Lincoln County. A right-to-farm notice covenant shall be placed on the deed prior to the issuance of a building permit for a single-family dwelling.

4. The permit holder shall comply with the road authority's (Springdale Township and/or South Dakota Department of Transportation) access requirements, improvements and/or standards, if any.

5. The county may enter onto the premises at reasonable times and in a reasonable manner to ensure the permit holder is in compliance with the conditions and all other applicable statutes, rules, and ordinances.

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: Green, Hogan, Poppens, Jongeling. Nays: None.

Motion carried. A motion was made for the City by Commissioner Fisher and seconded by Commissioner Neises to approve the application with the same conditions. A roll call vote was taken. Yeas: Paulson, Neises, Fisher. Nays: None. Motion carried.

CONSIDERATION OF NEW BUSINESS

No new business was discussed.

ADJOURNMENT

A motion was made for the County by Commissioner Green and seconded by Commissioner Hogan to adjourn the meeting at 7:08 p.m. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

The same motion was made for the City by Commissioner Neises and seconded by Commissioner Fisher. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

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