

**Lincoln County Joint Lincoln County and City of Sioux Falls Planning Commission
Meeting Minutes
February 17, 2026**

CALL TO ORDER AND DETERMINATION OF QUORUM

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 February 17, 2026, at 6:02 p.m. in the Commissioner's Meeting Room of the Lincoln County Courthouse. The City Planning Commission was chaired by Janet Kittams. County Planning Commission members present were Todd Boots, Marlene Sweetter, Scott Green, Betty Otten and Jerry Jongeling. City Planning Commission members present were Dana Fisher, Eric Nyberg, Dave Van Nieuwenhuyzen, Janet Kittams, and Mike Gray. Toby Brown and Caden Lambka were present from the County, and Kristen Benidt was present from City Planning.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

- 1) Joint Planning Commission Meeting of Wednesday, December 10, 2025.

Commissioner Jongeling asked if there were any changes to the meeting minutes from Wednesday, December 10, 2025. No one proposed any changes. A motion was made for the County by Commissioner Green and seconded by Commissioner Boots to approve the meeting minutes from December 10, 2025. A voice vote was taken. Yeas: All. Nays: None. Motion carried. A motion was made for the City by Commissioner Gray and seconded by Commissioner Fisher 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 Sweetter and seconded by Commissioner Green 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 Gray and seconded by Commissioner Fisher 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.

CONSIDERATION OF UNFINISHED BUSINESS

No unfinished business was discussed.

CONSIDERATION OF NEW BUSINESS

- 1) **USE-0068-2025:** Public hearing on application by Josiah Brunz for a Conditional Use Permit to allow a motor vehicle repair shop business on the property described as Mueller's Lot 5, SE1/4, Section 19-T100N-R50W, Delapre Township. The property address is 27091 S. Tallgrass Avenue.

Toby Brown introduced the application and presented a brief summary of the staff report, recommending approval on behalf of county and city staff. Commissioner Green asked who would enforce violations of the conditions on the site, as well as which zoning district best fits this property. Commissioner Fisher asked if the conditions are

due to the residential property to the North. Toby Brown addressed and answered the questions posed to him by various Commissioners. Josiah Brunz was present to speak and answer questions regarding the application. Commissioner Green asked if the applicant is ok with all proposed conditions, as well as asking about the volume and state of cars to be repaired at the location. Josiah Brunz addressed and answered the questions posed to him by Commissioner Green. Commissioner Jongeling then opened the floor to public comment. Hearing no comments, Commissioner Jongeling closed the floor to public comment. Commissioners Kittams, Boots, and Gray briefly spoke in support of the application. A motion was made by Commissioner Boots and seconded by Commissioner Green to approve the application with the following conditions:

1. The applicant shall operate the motor vehicle repair shop business within the parameters of the submitted site plans.
2. The motor vehicle repair shop business shall begin no earlier than 7:00 a.m. and end no later than 7:00 p.m., Monday through Saturday.
3. Available parking and loading shall be maintained in compliance with the Joint Zoning Regulations for Lincoln County and the City of Sioux Falls.
4. There shall be no parking of vehicles or equipment within 15 feet of the front property line.
5. That all 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.
6. Changes in the use of the existing building or the construction of new building(s) or any plans to enlarge the facility in the future, would require the applicant to apply and receive a new Conditional Use Permit.
7. The applicant is required to remove the south access.
8. The applicant shall be aware that additional right of way is required to be dedicated out to the 50 feet. This is a future requirement even though the applicant is not replatting at this time, unless they are replatting, then additional right of way is required.
9. The applicant shall be aware that the access point will be relocated as far north as possible with the construction of Tallgrass Avenue.
10. The applicant shall be aware that the access will be a right in right out with the Tallgrass Avenue construction.

A roll call vote was taken. Yeas: Boots, Green, Sweeter, and Jongeling. Nays: None. Abstain: Otten. Motion carried. A motion was made for the City by Commissioner Fisher and seconded by Commissioner Gray to approve the application with the same conditions. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

ADJOURNMENT

A motion was made for the County by Commissioner Green and seconded by Commissioner Boots to adjourn the meeting at 6:16 p.m. A voice vote was taken. Yeas: All. Nays: None. Motion carried. The same motion was made for the City by Commissioner Fisher and seconded by Commissioner Gray. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

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