

Joint Meeting  
Lincoln County and City of Sioux Falls

October 24, 2011

The Lincoln County Board of Commissioners met in a joint session with the City of Sioux Falls at 7:00 P.M. in the Sioux Falls City Council Chambers at Carnegie Town Hall, 235 W. 10<sup>th</sup> Street, Sioux Falls, SD on October 24, 2011. Lincoln County Commissioners present were Dale Long, Dennis Weeldreyer, Jim Schmidt, Jason Melcher and David Gillespie. Sioux Falls City Council members present were Sue Aguilar, Vernon Brown, James Entenman, Michelle Erpenbach, Greg Jamison, Dean Karsky, and Rex Rolfing. Absent were Mayor Mike Huether and Council Member Kenny Anderson Jr. The meeting was called to order with the Pledge of Allegiance to the Flag.

A motion by Schmidt and seconded by Gillespie to approve the agenda as presented. Roll Call Vote: Schmidt – Aye, Gillespie – Aye, Long – Aye, Melcher – Aye, and Weeldreyer – Aye. Motion carried.

The Hearing and 2<sup>nd</sup> reading of an ordinance amending the 2006 Joint Zoning Regulations for Lincoln County and the City of Sioux Falls by rezoning certain property located in the North 330' of the West 660' of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 12, Township 100 N. Range 51 West of the 5<sup>th</sup> P.M., Lincoln County, South Dakota from the A-1 Agricultural District to the PD Planned Development District – S&J Planned Development District was held as published.

**RESOLUTION: AN ORDINANCE AMENDING THE 2006 JOINT ZONING REGULATIONS FOR LINCOLN COUNTY AND THE CITY OF SIOUX FALLS BY REZONING PROPERTY AT 26850 469<sup>TH</sup> AVENUE FROM THE A-1 AGRICULTURAL DISTRICT TO THE PD PLANNED DEVELOPMENT DISTRICT AND PROVIDING REGULATIONS FOR THE S&J PLANNED DEVELOPMENT DISTRICT**

BE IT ORDAINED BY LINCOLN COUNTY, SOUTH DAKOTA: Section 1. That the 2006 Joint Zoning Regulations for Lincoln County and the City of Sioux Falls is hereby amended as follows: the North 330' of the West 660' of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 12, Township 100N, Range 51W in Lincoln County, South Dakota is hereby rezoned from the A-1 Agricultural District to the PD Planned Development District.

Section 2. That the official zoning map referred to in Article 2.00, Section 2.03(A) of the 2006 Joint Zoning Regulations for Lincoln County and the City of Sioux Falls is hereby amended to include the North 330' of the West 660' of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 12, Township 100N, Range 51W in Lincoln County, South Dakota in the PD Planned Development District.

Section 3. That Article 13.00, Section 13.06 of the 2006 Joint Zoning Regulations for Lincoln County and the City of Sioux Falls is hereby amended to include the following:

**(PD-2)**

**S and J Planned Development District.** The regulations set forth herein or elsewhere in these regulations are the district regulations in the S and J Planned Development District:

- (1) **USES PERMITTED.** A building, space, lot or premises shall be permitted to be used for the following purposes and not otherwise in the following identified district or subarea:
  - (a) **SUBAREA A:**
    - (i) Those uses as are listed as “Permissive Uses” for the “C” Commercial District, Section 902, subsection (A): Office, of this Ordinance.
    - (ii) Mini-storage.
- (2) **ACCESSORY USES:** Accessory uses permitted in the “C” Commercial District are accessory buildings and uses customarily incident to any permitted uses in this district, and further restricted as follows:
  - (a) **SUBAREA A:** Consistent with Section 905 of this Ordinance.
- (3) **PARKING AND LOADING REGULATIONS:** There will be no loading requirements for this district. The off-street parking requirement regulations for this Planned Development District shall be in accordance with the following:
  - (a) **SUBAREA A:** Parking within this subarea shall require 1 space for each 300 SF of office space. Parking spaces will not be required for the mini-storage buildings.
- (4) **MINIMUM IMPROVEMENT AND MAINTENANCE STANDARDS:**
  - (a) Any driveways or parking lot areas in this district shall be constructed with a hard surface when the property is accessed from a hard surface road.
  - (b) If the mini-storage loading/unloading area is not hard surfaced with concrete or asphalt, a gravel or crushed concrete surface shall be provided. The surface shall be maintained to a minimum thickness of at least 4 inches.
  - (c) Driveways, parking lots, and mini-storage loading/unloading areas within this district shall conform to the improvement and maintenance standards set forth in Section 16.04, C through F, of this Ordinance.
- (5) **SIGN REGULATIONS:** Sign regulations for this Planned Development District shall be as follows:
  - (a) **SUBAREA A:** On-Premise Signs within this subarea shall be regulated in conformance with the provisions of Article 17.00 of this Ordinance.
- (6) **DENSITY, AREA, YARD AND HEIGHT REGULATIONS:**
  - (a) **SUBAREA A:** All uses in this subarea shall comply with the density, area, yard and height regulations established in Section 9.08 of this Ordinance.
- (7) **OTHER REGULATIONS:** Additional regulations for this District include the following:
  - (a) Orderly outside storage of the items listed or similar items shall be temporarily permitted until October 31, 2016, at such time all outdoor storage of any sort shall cease. Temporary outdoor storage items are as follows:
    - (i) Licensed cars and light trucks;
    - (ii) Trailers less than 24 ft. long or 10 ft. in height;
    - (iii) Boats less than 24 ft. long or 10 ft. in height;

- (iv) Campers less than 30 ft. long or 10 ft. in height;
  - (v) RV's less than 30 ft. long or 10 ft. in height;
  - (vi) Motorcycles;
  - (vii) Snowmobiles;
  - (viii) Personal watercraft;
  - (ix) All-Terrain Vehicles.
- (b) All landscaping and trees indicated on the phase 1 site plan shall be in place prior to granting occupancy.
- (c) 6' wood fence needs to be constructed around perimeter, per submitted plans, prior to granting occupancy.

Motion by Gillespie and seconded by Melcher. Roll Call Vote: Melcher – Aye, Long – Aye, Gillespie – Aye, Schmidt – Aye and Weeldreyer – Aye. Motion carried.

The City of Sioux Falls concurred.

A motion by Schmidt and seconded by Long to adjourn. Motion carried.

Lincoln County Board of Commissioners

---

Dennis Weeldreyer, Chairman

Attest: \_\_\_\_\_  
 Paula Feucht, Auditor

Approved \_\_\_\_\_