



**JOINT MINNEHAHA COUNTY & CITY OF SIOUX FALLS
PLANNING COMMISSION
MEETING MINUTES**

APRIL 22, 2024

**MINUTES OF THE JOINT MEETING
MINNEHAHA COUNTY & SIOUX FALLS PLANNING COMMISSIONS
April 22, 2024**

A joint meeting of the County and City Planning Commissions was held on April 22, 2024 at 7:00 p.m. in the Commission Room of the Minnehaha County Administration Building.

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Commissioners Bonnie Duffy, Becky Randall, Adam Mohrhauser, Doug Ode, Mike Ralston, Ryan VanDerVliet, and Joe Kippley.

CITY PLANNING COMMISSION MEMBERS PRESENT: Kurt Johnson, Dana Fisher, John Paulson, Erica Mullaly, and Mike Gray.

STAFF PRESENT:

Scott Anderson, Kevin Hoekman, & Mason Steffen – County Planning
Maggie Gillespie – States Attorney's Office
Fletcher Lacock – City Planning

The County Planning Commission was chaired by Commissioner Bonnie Duffy. The City Planning Commission was chaired by Commissioner Kurt Johnson.

Chair Duffy called the Joint Minnehaha County and City of Sioux Falls Planning Commission meeting to order at 7:00 p.m.

ELECTION OF TEMPORARY CHAIR FOR THE CITY PLANNING COMMISSION

A motion to nominate Kurt Johnson as the temporary chair for the city of Sioux Falls planning commission was made by Commissioner Paulson and seconded by Commissioner Fisher. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

A motion was then made to close the floor to chair nominations by Commissioner Paulson and seconded by Commissioner Fisher. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

A vote was then taken on the nomination of Kurt Johnson as the temporary chair for the city of Sioux Falls planning commission. Kurt Johnson was unanimously voted to serve as the temporary chair for the city of Sioux Falls planning commission with 4 votes in favor and 0 votes against the nomination.

PUBLIC COMMENT

Chair Duffy opened the floor for public comment and nobody moved to speak.



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Consent Agenda

Commissioner Duffy read each item on the consent agenda and Item 2 was requested to be moved to the regular agenda by Commissioner Kippley.

A motion was made for the County by Commissioner VanDerVliet and seconded by Commissioner Ralston to **approve** the consent agenda consisting of Item 1. The motion passed unanimously.

The same motion was made for the City by Commissioner Mullaly and seconded by Commissioner Fisher to **approve** the consent agenda consisting of Item 1. The motion passed unanimously.

ITEM 1. Approval of Minutes – March 25, 2024

As part of the consent agenda, a motion was made for the County by Commissioner VanDerVliet and seconded by Commissioner Ralston to **approve** the meeting minutes from March 25, 2024. The motion passed unanimously with 6 votes in favor and 0 votes against the motion.

The same motion was made for the City by Commissioner Mullaly and seconded by Commissioner Fisher to **approve** the meeting minutes from March 25, 2024. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.



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Regular Agenda

ITEM 2. MAJOR AMENDMENT #24-02 to amend the Mapleton Golf Planned Development District to allow two driveways onto Slip Up Creek Road on the properties legally described as the S½ SE¼ (Ex. Laurel Ridge Addition & H-1) Section 23 T102N-R49W & the N½ NE¼ (Ex. A Triangle Section Beginning in the SW Corner Extending 680' N & 680' E) Section 26 T102N-R49W & the SE¼ NE¼ Section 26 T102N-R49W & the SW¼ NW¼ Section 25 T102N-R49W all in Mapleton Township.

Petitioner: Nineteen Flags, LLC.

Property Owner: Same

Location: Located between Slip Up Creek Road & Interstate 90, approximately 1 mile north of Sioux Falls

Staff Report: Kevin Hoekman

General Information:

Legal Description – S½ SE¼ (Ex. Laurel Ridge Addition & H-1) of Section 23 T102N-R49W & the N½ NE¼ of Section 26 T102N-R49W & the SE¼ NE¼ of Section 26 T102N-R49W & the SW¼ NW¼ of Section 25 T102N-R49W all in Mapleton Township

Present Zoning – Mapleton Golf Planned Development

Existing Land Use – Farmland

Parcel Size – 210.38 Acres

Staff Report: Kevin Hoekman

Staff Analysis:

The subject Planned Development is located north of Sioux Falls between Interstate 90 and Slip Up Creek Road. The property was rezoned into the Mapleton Planned Development in June of 2023, and the Final Development Plan was approved for the property on February 26, 2023. One aspect of the Final Development Plan that received particular attention was the driveway access onto the county highway. The planned development was approved with a required provision that only one driveway could be allowed, but two driveways were proposed. The final development plan was approved with two driveway locations with the requirement that the language of the planned development be amended to allow for the second driveway. Without the major amendment, the proposed two driveways are not possible.

The proposed major amendment will change Article 14.0612 Subarea A Section 6. Other Uses a.) Only one driveway access shall be allowed onto Slip Up Creek Road. The proposed amended language states:

Driveway access shall be limited to two access points while Slip Up Creek Road remains under the jurisdiction of Minnehaha County and remains in its current 2-lane configuration. If either condition changes, the current roadway authority may reduce access to a single point.



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This language has been reviewed by the County Highway department and City Public Works. A copy of the ordinance change is included with this staff report for your review. A Major amendment follows a similar process as an ordinance amendment, and it will need to be approved by the Joint County Commission and City Council.

Recommendation: Staff recommends **approval** of Major Amendment #24-02.

Public Testimony & Discussion

Kevin Hoekman, of county planning staff, presented the staff report and recommendation to the commission. Commissioner Fisher asked staff to clarify several questions. These included if Slip Up Creek Road is paved and if it has a shoulder, if both access points will be used by customers, and why the second access will be directly adjacent to the existing Laurel Ridge wedding barn access. Kevin Hoekman explained that this section of Slip Up Creek Road is paved with a shoulder, and that the second access will only be used by the maintenance crew for the golf course. He also explained that the proposed location for the second driveway was recommended to the petitioner by the Minnehaha County Highway Department.

Tyler Childress, of 47675 Slip Up Creek Road Sioux Falls, SD, presented the commission with some of his concerns regarding the second driveway. He explained that the second driveway on the site is located very close to his existing driveway, and that this may cause confusion for guests to his wedding barn. He further stated that this confusion could lead to people backing up onto a 45 mph road, which could lead to accidents. Finally, Mr. Childress stated that he would prefer that the second driveway be shifted farther to the west, so that there is more separation between his driveway and the second access onto this site.

The petitioner, Danny Amundson of 2201 S Bender Lane Sioux Falls, SD, was present at the meeting. Mr. Amundson explained that the location of the second driveway was specifically placed in the proposed location by the Minnehaha County Highway Department and the city of Sioux Falls Streets Department. He further explained that the second access will only be used by maintenance workers for the golf course, and that most days they will be done working by the afternoon when guests start arriving for events at the Laurel Ridge wedding barn. Finally, Mr. Amundson pointed out that the Laurel Ridge wedding barn property also has two access points, and therefore this request is similar to the existing use to the east.

Commissioner Ralston stated that he is in favor of granting this request and that he trusts that the highway department went through the necessary procedures before recommending the location of the second driveway.



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Action

A motion was made for the County by Commissioner Ralston and seconded by Commissioner Randall to **approve** Major Amendment #24-02. The motion passed unanimously with 6 votes in favor and 0 votes against the motion.

The same motion was made for the City by Commissioner Gray and seconded by Commissioner Paulson to **approve** Major Amendment #24-02. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

Major Amendment #24-02 – Approval Recommended



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Old Business

None.

New Business

None.

Adjourn

A motion was made for the County to **adjourn** by Commissioner VanDerVliet and seconded by Commissioner Ode. The motion passed unanimously.

The same motion to **adjourn** was made for the City by Commissioner Fisher and seconded by Commissioner Mullaly. The motion passed unanimously.

The meeting was **adjourned** at 7:16 p.m.