

THE MINNEHAHA COUNTY COMMISSION CONVENED AT 5:00 PM on July 23, 2024, pursuant to adjournment on July 23, 2024. COMMISSIONERS PRESENT WERE: Beninga, Bleyenbergh, Karsky, and Kippley. Commissioner Bender was absent. Also present were Kym Christiansen, Commission Recorder, and Maggie Gillespie, Senior Deputy State's Attorney.

City Council Members present: Barranco, Basye, Cole, Merkouris, and Spellerberg. City Council Members Sigette, Soehl, and Thomason as well as Mayor TenHaken were absent.

Chair Karsky called the meeting to order.

MOTION by Bleyenbergh, seconded by Beninga, to Approve the Agenda. 4 ayes. The City concurred.

CONDITIONAL USE PERMIT APPEAL

Scott Anderson, Planning Director, gave a briefing on an appeal by the Joint Planning Commission to approve Conditional Use Permit #24-31 to allow a produce stand. The property is legally described as Tract 1 Ten Cate's Addition N1/2 NW1/4 Section 32-T101N-R48W Split Rock Township. The petitioner is GPHQ, LLC. and the property owner is Mason Prescott. The applicant is seeking a conditional use permit to allow a produce stand at 8201 E 41st Street. This item was heard by the Joint Planning Commission during the meeting held on June 24, 2024. Several concerned citizens and neighbors of the proposed produce stand were present at the meeting and stated their concerns about the operations. Most of the discussion involved traffic issues as well as other uses for the property, such as a church or church offices on the site and the number of unrelated people residing at the current residence. A letter of appeal was received on June 26, 2024. The reasons for the appeal are as follows: the potential caliber of people being introduced into the community; the amount of ongoing traffic that will flow through; how the produce is going to be "free food" and not monitored; and how this stand will directly affect the lives of people who live right next to it. The Minnehaha County Planning Commission voted to approve the proposed produce stand unanimously and the City of Sioux Falls Planning Commission voted to approve the proposed conditional use permit by a vote of 4-1. Public comment was received from Mason Prescott, James Bell, Caleb Gunther, Jesse VanHammer, Issac, Daniel Burlingame, Justin Heckle, Dianna, Josh Anderson, Kylie, Elizabeth Newton, Eric Weber, and Andre.

MOTION by Kippley, seconded by Bleyenbergh, to Uphold the Decision of the Joint Planning Commission to Approve Conditional Use Permit #24-31. By roll call vote: 4 ayes. The City concurred.

CONTRACT CONSIDERATION

The Sioux Falls City Council took action regarding the consideration of contract No.24-1066: Elmwood Golf Course Clubhouse, LLC, \$6,216,700. No action was taken by the Minnehaha County Board of Commissioners.

MOTION by Beninga, seconded by Kippley, to Adjourn at 5:40 p.m. 4 ayes. The City concurred.

The Commission adjourned until 9:00 a.m. on Tuesday, August 6, 2024.

APPROVED BY THE COMMISSION:

Dean Karsky
Chair

07/23/2024

17542

ATTEST:

Kym Christiansen
Commission Recorder