

06/28/2022

THE MINNEHAHA COUNTY COMMISSION CONVENED IN A JOINT SESSION WITH THE SIOUX FALLS CITY COUNTY AT 5:00 PM on June 28, 2022, pursuant to adjournment on June 28, 2022. COMMISSIONERS PRESENT WERE: Barth, Bender, and Karsky. Commissioners Beninga and Heiberger were absent. Also present were Kym Christiansen, Commission Recorder, and Eric Bogue, Chief Civil Deputy State's Attorney.

City Council Members present: Barranco, Cole, Jensen, Merkouris, Neitzert, and Selberg. City Council Members Soehl and Starr were absent. Mayor Paul TenHaken was absent.

Vice-Chair Bender called the meeting to order.

MOTION by Karsky, seconded by Barth, to approve the agenda. 3 ayes. The City concurred.

ORDINANCE AMENDMENT

Kevin Hoekman, Planner, was present for the public hearing to consider an amendment to the Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls to amend Laurel Ridge Planned Development District by removing limits to hours of operations and to allow personal services as a permitted use within Subarea A; and to rezone from the A-1 Agricultural District to the Laurel Ridge PD the remaining portion of property legally described as Lot B Tract 1 Laurel Ridge Addition & Lot A Tract 1 Laurel Ridge Addition all in the SE 1/4 SE 1/4 Section 23-T102N-R29W Mapleton Township. The petitioner and property owner are Tyler Childress. The Laurel Ridge Planned Development was created to locate the Laurel Ridge event barn and is located north of Sioux Falls near the Veteran's Cemetery along Slip Up Creek Road. The Joint Planning Commission met on May 23, 2022 regarding the proposed request. The Minnehaha County Planning Commission and Sioux Falls Planning Commission recommends approval regarding the rezoning of the remaining portion of Lot B to Subarea A of the Laurel Ridge Planned Development District, but there was a minor split in the decision regarding hours of operation change. The recommendation from the City Planning Commission includes an exception to allow the hours of operation to extend to 1:00 a.m. for New Year's celebrations. The County Planning Commission recommendation includes an exception for hours of operation to 12:59 a.m. on New Year's Eve. Staff states that the completing the rezoning of the land entirely within the planned development would clarify allowed uses of the petitioners' land. This would allow for more space for the expansion of existing land uses, such as the 'A' frame event center which was proposed last fall and as a natural progression of the land use, and would have a minimal impact on neighboring properties compared to the current banquet/events facility. The second portion of the request would add personal services to the allowed uses. Personal services are allowed as a permissive use within the C Commercial zoning district. Staff finds that the proposed expanded use of personal services in the planned development is commercial in nature and contrary to the agricultural and residential uses that exist in the area. The expansion of allowed uses to include personal services is contrary to Goals 4 and 5 of the Future Use Plan within the Comprehensive Plan. General commercial services and personal services should be directed towards designated rural service areas or within municipal boundaries. The final part of the request is to remove the limitations of hours of operations. The time limitations reflects what has been approved for other event barns in the rural area of the county. In addition, the time limitation reduces potential conflict between patrons leaving an event at the banquet hall and the line of residential uses on Slip Up Creek Road.

MOTION by Barth, seconded by Karsky, to amend §14.0610 Laurel Ridge Planned Development District of the Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls by adding the following language to §14.0610(A)(6)(d) "The hours of operation shall be between 8 a.m. and midnight with the exception of New Year's Eve which must be between 8 a.m. and 1 a.m." By roll call vote: 3 ayes.

MOTION by Karsky, seconded by Barth to rezone from the A-1 Agricultural District to Subarea A the Laurel Ridge PD the remaining portion of property legally described as Lot B Tract 1 Laurel Ridge Addition & Lot A Tract 1 Laurel Ridge Addition all in the SE 1/4 SE 1/4 Section 23-T102N-R49W Mapleton Township. By roll call vote: 3 ayes. The City concurred.

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PRESENTATIONS

Bill Earley, Executive Director of the Link, gave a presentation on the success of the first year of operation for the Link. The presentation provided a review of the first year of operation for the Link, various statistics and trends for the year, annual financial update, and various lessons learned. Mr. Earley went on to present the community collaboration in the following areas: collaborative care conference and community advisory council, as well as the perceived needs and various challenges and successes for the Link. Finally, the presentation highlighted Operation Hope as well as a story from a Link patient.

Bill Hoskins, Museum Director, presented the Museum Enterprise Fund Annual Report for 2021. The fund receives revenues and accounts for expenses associated with the rental of space in the museum system, sponsorships, and the provision of programs, events, and services for which a fee is charged. The fund is used to support two staff positions and to further the mission of the Siouxland Heritage Museum.

PUBLIC COMMENT

Robert Kolbe, Sioux Falls, spoke about guns and the 2nd Amendment.

Chad Bishop, Sioux Falls, spoke updates needed for the City of Sioux Falls website regarding the COVID-19 vaccines.

MOTION by Karsky, seconded by Barth, to adjourn. 3 ayes. The City concurred.

The Commission adjourned until the Regular Commission Meeting on Tuesday, July 5, 2021.

APPROVED BY THE COMMISSION:

Cindy Heiberger
Chair

ATTEST:

Kym Christiansen
Commission Recorder