

THE MINNEHAHA COUNTY COMMISSION CONVENED AT 5:00 PM on June 27, 2023, pursuant to adjournment on June 27, 2023. COMMISSIONERS PRESENT WERE: Beninga, Bleyenbergh, Karsky, and Kippley. Commissioner Bender was absent. Also present were Kym Christiansen, Commission Recorder, and Eric Bogue, Chief Civil Deputy State's Attorney.

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

Vice-Chair Karsky called the meeting to order.

MOTION by Beninga, seconded by Kippley, to approve the agenda. 4 ayes. The City concurred.

REZONING PUBLIC HEARING

Kevin Hoekman, Planner, was present for the public hearing and gave the second reading for rezoning request #23-03 to consider an amendment to the Revised Minnehaha County and City of Sioux Falls to rezone property from A-1 Agricultural District to the Mapleton Golf Planned Development District on the property legally described as S 1/2 SE 1/4 (Ex. Laurel Ridge Addition & H-1) Section 23-T102N-R49W & the N 1/2 NE 1/4 (Ex. A Triangle Section Beginning the SW Corner Extending 680' N & 680' E) of Section 26-T102N-R49W & the SE 1/4 NE 1/4 of Section 26-T102N-R49W & the SW 1/4 NW 1/4 of Section 25-T102N-R49W all in Mapleton Township. The property is a parcel of land that is approximately 210.38 acres. The property is located along Slip Up Creek Road and continues south to nearly reaching Interstate 90. The Laurel Ridge Event Barn is located to the northeast of the site and the Veterans Cemetery is north of the property. The property owner is Patrick and Marcia Burke. The petitioner is Nineteen Flags, LLC. The primary purpose of the rezoning will be to develop a private golf course with clubhouse facilities and lodging accommodations for the club members. The Joint Planning Commission voted to approve the proposed rezoning with amendments to the requested district regulations at the May 22, 2023, meeting. The primary amendments include a limit to the lodging accommodations to 24 total bedrooms and a limit of hours of operation for the bar from 7:00 a.m. to 1:00 a.m. Other staff requested amendments include limiting driveway access for the property to one access from Slip Up Creek Road and requiring cutoff lighting for outdoor light fixtures. The Joint Planning Commission unanimously voted to recommend approval of the planned development.

Vice-Chair Karsky asked for proponents and opponents to speak on the topic. Danny Amundson, proponent, spoke about the development of the private golf course and the outreach that has been done with the surrounding land owners as well as the fact that the restaurant and bar would only be open to members and their guests. There was no one in attendance to speak in opposition to the proposed amendment.

The Sioux Falls City Council made a motion to approve the rezoning request #23-03 as presented. A motion to amend the main motion to change the closing time for the bar from 1:00 a.m. to 2:00 a.m. was made and passed by the Sioux Falls City Council. The motion to approve the rezoning request #23-03 as amended was passed by the Sioux Falls City Council.

MOTION by Kippley, seconded by Beninga, to approve Ordinance 30-45-20 an amendment to the Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls to rezone certain property from A-1 Agricultural District to the Mapleton Golf Planned Development District with the amendment to change the closing time of the bar from 1:00 a.m. to 2:00 a.m. as approved by the Sioux Falls City Council. By roll call vote: 4 ayes.

The entire ordinance is available and on file at the Auditor's Office.

TEXT AMENDMENT PUBLIC HEARING

Scott Anderson, Planning Director, was present for the second reading of Ordinance Amendment #23-03 for revisions to the Revised Joint Ordinance for Minnehaha County and City of Sioux Falls. The proposed ordinance amendment would allow a Public Utility Facility in the RC Recreation/Conservation District as a Conditional Use. This use is allowed as a conditional use in the RC District within both the County Zoning Ordinance and the Joint Dell Rapids/Minnehaha County Zoning Ordinance. The proposed addition will make this use consistent within all the various zoning ordinances within the County. MOTION by Bleyenberg, seconded by Beninga, to defer the public hearing and second reading Ordinance Amendment #23-03 for revisions to the Revised Joint Ordinance for Minnehaha County and the City of Sioux Falls until July 25, 2023, Joint City of Sioux Falls/Minnehaha County Commission meeting. By roll call vote: 4 ayes.

MOTION by Beninga, seconded by Kippley, to adjourn. 4 ayes. The City concurred.

The Commission adjourned until 9:00 a.m. on Tuesday, July 11, 2023.

APPROVED BY THE COMMISSION:

Jean Bender
Chair

ATTEST:

Kym Christiansen
Commission Recorder