

THE MINNEHAHA COUNTY COMMISSION CONVENED AT 5:00 PM on August 22, 2023, pursuant to adjournment on August 22, 2023. COMMISSIONERS PRESENT WERE: Bender, Beninga, Bleyenberg, Karsky, and Kippley. Also present were Kym Christiansen, Commission Recorder, and Maggie Gillespie, Senior Deputy State's Attorney.

City Council members present were: Barranco, Cole, Jensen, Merkouris, Neitzert, Soehl, Starr, Mayor TenHaken. Councilor Selberg was present via electronic means.

Chair Bender called the meeting to order.

MOTION by Beninga, seconded by Karsky, to approve the agenda. 5 ayes. The City concurred.

REZONING PUBLIC HEARING

Scott Anderson, Planning Director, was present for the public hearing and gave the second reading for a revision to the Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls to a rezone of approximately 8 acres from A 1 Agricultural to C Commercial. The property is legally described as Lot 1 & Lot 2 Sundermann Addition S 1/2 SE 1/4 Section 26-T102N-R50W Benton Township. The property is located on Highway 38 approximately 1,900 feet west of the intersection of Marion Road and SD Highway 38. This area has seen recent commercial development with the construction of a new Walmart, Aldi's and other commercially related businesses. The property owner is Highway 38 Sundermann Land, LLC and the petitioner is Tad Fiegen. The property is located within the 3 Growth Area for the City of Sioux Falls, which means city services are projected to be available within 16 to 25-year time horizon. The City of Sioux Falls Public Works reported that gravity sewer is not available to the property. This item was heard at the July 24 Joint Minnehaha County Planning Commission and City of Sioux Falls Planning Commission meeting and both bodies recommended a denial of the rezoning request.

Chair Bender asked for public comments on the topic. There was no one in attendance to speak on the topic.

MOTION by Karsky, seconded by Kippley, to uphold the recommendation of the Planning Commission and deny the rezoning from A-1 Agricultural to C Commercial for the property legally described as Lot 1 & Lot 2 Sundermann Addition S 1/2 SE1/2 Section 26-T102N-R50W Benton Township. By roll call vote: 5 ayes. The City concurred.

TEXT AMENDMENT PUBLIC HEARING

Scott Anderson, Planning Director, was present for the public hearing and gave the second reading to consider revision to the Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls related to Vacation Home Rental/Short Term Rental as a permitted special use in seven (7) zoning districts in the Joint City/County Zoning Ordinance and add a definition for Vacation Home Rental/Short Term Rental to the Zoning Ordinance. Vacation Home Rentals/Short Term Rentals continue to present themselves throughout the county and the proposed ordinance amendment attempts to provide a fair framework on how the use can be accommodated. The ordinance amendment identifies vacation homes and short-term rentals as a use that should be handled through the permitted special use process. The ordinance amendment identifies specific districts where the use will be allowed as a permitted special use and sets up the criteria that the petitioner will need to meet. If the criteria can't be met, the applicant can then apply for a conditional use permit and will need to identify which criteria can't be met. The public will be notified of a request for a short-term rental/vacation home and will have 14 days after a notice is mailed to object. This item was heard during the July 24, 2023, meeting of the Joint Sioux Falls and Minnehaha County Planning Commission and was recommended for approval.

Chair Bender asked for public comments on the proposed ordinance amendment. The following people spoke about the proposed ordinance amendment: Albert Huizing, John Beck, Tina Beck, Kristin Bennet, Adam

Emerson, Tyler Childress, Chad Thissen, Mark Dawson, Macy Del Grosso, Kenley Lamberty, Kylie Beck, Megan Alberico, Joe Quinn, Duane Wegman, Sarah French, Roger, Christi Childress, Scott Zwak, Jackie Thomas, Charles Simmons, and Lance Wrench.

MOTION by Kippley, seconded by Karsky, to remand the ordinance with the proposed amendments back to the Joint Planning Commission. By roll call vote: 5 ayes. The City concurred.

JOINT BUDGET HEARINGS

Mike Gramlick, Interim Metro Communications Director, presented the Metro Communications Agency 2024 budget of \$6,404,437.00. The County's portion for 2024 is \$ 753,772.00 and the City's portion is \$2,261,320.00. MOTION by Beninga, seconded by Karsky, to approve 2024 Metro Communications Agency budget as presented. By roll call vote: 5 ayes. The City concurred.

Jodi Fick, Director of Siouxland Libraries, presented the Siouxland Libraries 2024 budget of \$11,255,932. The County's portion for 2023 is \$1,480,000.00. The City's portion for 2024 is \$9,775,932.00. MOTION by Karsky, seconded by Beninga, to approve 2024 Siouxland Libraries budget as presented. By roll call vote: 5 ayes. The City concurred.

Bill Hoskins, Museum Director, presented the Siouxland Heritage Museums 2024 budget. The request Operations Budget is \$1,599,197.00, to be split equally between the City of Sioux Falls and Minnehaha County. The City of Sioux Falls will provide \$38,850 for the Pettigrew Home and Museum Maintenance. Minnehaha County will provide \$61,240.00 for the Old Courthouse Museum Maintenance. The Irene Hall Museum Resource Center requested a maintenance budget of \$51,500.00 and will be equally funded by both the City of Sioux falls and Minnehaha County. The proposed budget also included the Museum Special Enterprise Fund at \$236,329.00 and the Museum Store Fund at \$21,950.00. MOTION by Bleyenbergh, seconded by Kippley, to approve the 2024 Museum Operations, Pettigrew Home and Museum Maintenance, Old Courthouse Museum Maintenance, Irene Hall Museum Resource Center Maintenance, Museum Special Enterprise Fund, and Museum Store Fund budgets as presented. By roll call vote: 5 ayes. The City concurred.

OPPORTUNITY FOR PUBLIC COMMENT

Anson Blue spoke about being indigenous in Sioux Falls, SD.

Bob Kolbe, Sioux Falls, spoke about the preservation of the Brockhouse animals and at the Great Plains Zoo and Delbridge Museum.

MOTION by Karsky, seconded by Bleyenbergh, to adjourn. 5 ayes. The City concurred.

The Commission adjourned until 9:00 a.m. on Tuesday, September 5, 2023.

APPROVED BY THE COMMISSION:

Jean Bender
Chair

ATTEST:

Kym Christiansen
Commission Recorder