

LENNOX PLANNING COMMISSION
THURSDAY, SEPTEMBER 26, 2013, 7:00PM
CITY HALL – 107 S MAIN STREET

Members Present: Chairman, Dave Van Middendorp, Paul Jacobson, Frank Jacobson, Glenn Nelson, Mike Gregg, Chad Wulf, Ron Hansson, Tim Odland. Members Absent: None. Staff Present: Greg Stack. Others Present: Don Kniffen, Joe Kidd, Mike Anderson, Richard Schriever, Wayne Peterson, Orville Wiebers, Toby Brown.

At 7:01pm Chairman Van Middendorp called the meeting to order.

Van Middendorp wanted to add unsafe intersection at 5th and Academy to the agenda.

Motion by Wulf, second by P. Jacobson to add the agenda item and approve the agenda. Voice Vote: All members present voted Aye. Motion carried.

Motion by P. Jacobson, second by F. Jacobson to approve the minutes of the August 22, 2013 Planning and Zoning Meeting. Voice Vote: All members present voted Aye. Motion carried.

Public Hearings: Planning and Zoning Commission opened meeting as Board of Adjustment at 7:15pm by Chairman Van Middendorp.

Public Hearing on 1256 S Main Street – Motion by P. Jacobson to postpone the rezoning hearing on 1256 S Main Street because the signs for rezoning were not posted 10 days prior to the hearing date. Motion died due to lack of second. After discussion, motion by Chad Wulf to have special Planning and Zoning Meeting for Public Hearing on 1256 S Main Street on October 14, 2013 at 7:00pm. Second by F. Jacobson. Voice Vote: All members present voted Aye. Motion carried.

Public Hearing on 208 E Court – Discussion ensued. Due to the narrow width of the street as well as City utility conflicts, curb and gutter required by ordinance would be difficult to install. Mike Anderson stated he just needs to get the elevation for his driveway at his property line. Planning and Zoning Commission will also check the City of Sioux Falls Ordinance addressing Mobile Home Parks (includes street design criteria). No action taken.

Public Hearing on Zoning Regulation 12.13 – Motion by F. Jacobson to approve proposed changes. Second by Wulf. Voice Vote: All members present voted Aye. Motion carried.

Chairman Van Middendorp closed meeting as Board of Adjustment at 7:55pm and reconvened as Planning and Zoning Commission.

Old Business: None

New Business:

Re-plat discussion of 250.40.32.029 Discussion – Wayne Peterson from Lennox Properties, LLC explained a proposed development of property that includes the Old Football Field, the corner of Main Street and Highway 44, and property south of the baseball field. The plans showed retail, general office, professional and medical offices, and a motel. Lennox Properties, LLC has submitted applications for rezoning that will be considered at the Planning and Zoning Commission Meeting on October 24, 2013.

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Review of New Ordinances – Toby Brown from SECOG made a presentation about the P&Z process and being a planning commission. He also mentioned that since the adoption of the zoning ordinances in 2009, there have been 12 amendments approved. He suggested the Planning and Zoning Commission take those 12 amendments as well as review for additional changes. The process will take about six months and will begin next P&Z Commission Meeting on October 24, 2013.

Hedge at 5th and Academy – Discussion about the hedge on the SE corner at 5th and Academy ensued. The hedge is in the right-of-way and is taller than three (3) feet, which is a safety concern. There was agreement there is a zoning issue and the Public Works Director will send a letter to the homeowner to correct hedge height.

Motion by F. Jacobson to adjourn the Planning and Zoning Commission Meeting. Second by M. Gregg. Voice Vote: All members present voted Aye. Motion carried. Planning and Zoning Meeting adjourned at 8:30 pm.

Dave Van Middendorp, Chairman

Attest:

Greg Stack, Interim Finance Officer