CALL TO ORDER

The regular meeting of the Lincoln County Planning Commission was called to order by Chairman Jongeling on March 21, 2022 at 6:30 p.m. in the Commission Meeting Room of the Lincoln County Courthouse.

ROLL CALL

Planning Commission members present were Collin Enstad, Scott, Green, Wendi Hogan, Mark Johnson, Erik Scott, Michael Poppens, and Chairman Jerry Jongeling. Staff present were Toby Brown and Jennifer Cleveland. Daisy Johnson, Turner County Zoning Director, was also present.

APPROVAL OF THE MEETING MINUTES

1) Chairman Jongeling called for comments or corrections to the minutes from February 22, 2022. Hearing none, a roll call vote to approve was taken. Yeas: Enstad, Green, Hogan, Johnson, Scott, Poppens, Jongeling. Nays: None.

APPROVAL OF THE MEETING AGENDA

Chairman Jongeling asked if there were any changes to the meeting agenda. No one proposed any changes. A motion was made by Commissioner Hogan and seconded by Commissioner Poppens to approve the meeting agenda. A roll call vote was taken. Yeas: Enstad, Green, Hogan, Johnson, Scott, Poppens, Jongeling. Nays: None. Motion carried.

PUBLIC INPUT ON NON-AGENDA ITEMS

Chairman Jongeling opened the floor for public comment. Bety Otten, 46787 273rd St, commented that townships were meeting this evening as well and asked that the entire agenda be tabled, commented on the impacts of building eligibility transfers, and commented that Commissioner Scott had a conflict of interest in regards to last month's CAFO approval. Dave Gillespie, 1125 East Elder St., commented that confinement sales hurt agricultural land prices and inflate assessments. Hearing no additional public comments, Chairman Jongeling closed the floor to public comment.

OLD BUSINESS

No unfinished business was discussed.

PUBLIC HEARINGS

1) Toby Brown introduced the application and presented a brief summary of the staff report. Gib Ganschow was present on behalf of the applicant to speak and answer questions. Chairman Jongeling opened the floor to public comment. Colin Attema, 47975 Meadowlark St, spoke in opposition to the application. Hearing no additional public comment, Chairman Jongeling closed the floor to public comment. A motion was made by Hogan and seconded by Poppens to recommend approval. A roll call vote was taken. Yeas: None. Nays: Enstad, Green, Hogan, Johnson, Scott, Poppens, Jongeling. Motion failed.

2) Toby Brown introduced the application and presented a brief summary of the staff report. Gib Ganschow was present on behalf of the applicant to speak and answer questions. Chairman Jongeling opened the floor to public comment. Owen Postma, 27097 Prairie Hills Trail, spoke in opposition to the application. Hearing no additional public comment, Chairman Jongeling closed the floor to public comment. A motion was made by Commissioner Poppens and seconded by Commissioner Green to recommend approval. A roll call vote was taken. Yeas: Enstad, Johnson. Nays: Green, Hogan, Scott, Poppens, Jongeling. Motion failed.

3) Commissioner Poppens left the room prior to the public hearing. Toby Brown recused himself and left the room after introducing Daisy Johnson from Turner County. Daisy Johnson introduced the application and presented a brief summary of the staff report. Michael Nadolski was present on behalf of the applicant to speak and answer questions. Chairman Jongeling opened the floor to public comment. Cory Gronewold, 27404 470th Ave, Lennox, spoke in favor of the application. Don Hoffman, address not written, Dana Haan, address not written, Steven Appel, 27454 470th Ave, Phillip Fett, 27427 470th Ave, Sandra Braun, 27395 470th Ave, Malenda Hoelscher, address not written, David Hackrott, address not written, David Appel, 27462 470th Ave, and Dave Gillespie, 1125 East Elder Street, spoke in opposition to the application. Chairman Jongeling read correspondence received from Edward Fett in opposition to the application. Hearing no additional public comments, the floor was closed to public comment.

A motion was made by Commissioner Hogan and seconded by Commissioner Johnson to table the application. A roll call vote was taken. Yeas: Enstad, Green, Hogan, Johnson, Scott, Jongeling. Nays: None. Motion carried.

4) Toby Brown introduced the application and presented a brief summary of the staff report. Michael Waldner was present on behalf of the applicant to speak and answer questions. Chairman Jongeling opened the floor to public comment. Hearing none, the floor was closed. A motion was made by Johnson and seconded by Enstad to approve with the following conditions:

1. That the property conforms to the site plan dated January 10, 2022.
2. That the property shall not have unscreened outdoor storage. Any fencing installed shall be completely opaque.
3. That any employees, except office personnel, report to the site only for the purpose of picking up equipment and supplies, necessary fabrication and general maintenance.
4. That there shall be no indication of offensive noise, odor, smoke, dust or glare at or beyond the property line.
5. That appropriate building permits shall be obtained.

A roll call vote was taken. Yeas: Enstad, Green, Hogan, Johnson, Scott, Poppens, Jongeling. Nays: None. Motion carried.

5) Toby Brown introduced the application and presented a brief summary of the staff report. The applicant, Chad Javers, was present to speak and answer questions. Chairman Jongeling opened the floor to public comment. Hearing none, the floor was closed to public comment. A motion was made by Scott and seconded by Green to approve with the following conditions:

1. That these USE-0016-2022 (Amendment) Planning Commission Conditions shall replace the three (3) original 15-CUP-023 Planning Commission Conditions as approved on June 15, 2015 by the Planning Commission.
2. That the property conforms to the site plan dated February 14, 2022.
3. That warehousing units may only be used for warehousing. Warehousing units may not be used for retail sales, industrial uses, vehicle repair, offices, any commercial or service activity, or human habitation.
4. That the storage of hazardous, flammable, or explosive materials is prohibited.
5. That the property shall not have unscreened outdoor storage. Any fencing installed shall be completely opaque.
6. That there shall be no indication of offensive noise, odor, smoke, dust or glare at or

beyond the property line.
7. That appropriate building permits shall be obtained.

A roll call vote was taken. Yeas: Enstad, Green, Hogan, Johnson, Scott, Poppens, Jongeling. Nays: None. Motion carried.

6) Toby Brown introduced the application and presented a brief summary of the staff report. The applicant, Chad Javers, was present to speak and answer questions. Chairman Jongeling opened the floor to public comment. Hearing none, the floor was closed to public comment. A motion was made by Johnson and seconded by Hogan to approve with the following conditions:
1. That the property conforms to the site plan dated February 2, 2022.
2. That the property shall not have unscreened outdoor storage. Any fencing installed shall be completely opaque.
3. That any employees, except office personnel, report to the site only for the purpose of picking up equipment and supplies, necessary fabrication and general maintenance.
4. That there shall be no indication of offensive noise, odor, smoke, dust or glare at or beyond the property line.
5. That appropriate building permits shall be obtained.

A roll call vote was taken. Yeas: Enstad, Green, Hogan, Johnson, Scott, Poppens, Jongeling. Nays: None. Motion carried.

NEW BUSINESS

1) Toby Brown presented the history of density zoning in Lincoln County. The Planning Commission members further discussed building eligibility transfers and the potential impacts to the county. It was decided that the topic should be included for public input on the April 18, 2022 meeting agenda.

ADJOURNMENT

A motion was made to adjourn the meeting at 9:18 p.m. by Commissioner Scott and seconded by Commissioner Green. A voice vote was taken. Yeas: All. Nays: None. Motion carried.