

CALL TO ORDER

The regular meeting of the Lincoln County Planning Commission was called to order by Chairman Jongeling on December 20, 2021 at 5:10 p.m. in the Commission Meeting Room of the Lincoln County Courthouse.

ROLL CALL

Planning Commission members present were Collin Enstad (arrived at 5:28 p.m.), Wendi Hogan, Mark Johnson, Erik Scott, and Chairman Jerry Jongeling. Board of Commissioners present for the work session were James Jibben, Jim Schmidt, Tiffani Landeen and Joel Arends. Staff present were Toby Brown, Jennifer Cleveland, and Joel Carlson (departed after the work session concluded).

APPROVAL OF THE MEETING MINUTES

- 1) Chairman Jongeling called for any comments or corrections to the minutes. Commissioner Johnson commented that the vote recorded in the minutes for Item No. 3 was incorrect. The correct vote was Yeas: Enstad, Hogan, Scott, Poppens, and Jongeling. Nays: Johnson. The motion carried by a 5-1 vote. A motion was made by Commissioner Hogan and seconded by Commissioner Enstad to approve the corrected meeting minutes from November 15, 2021. A roll call vote was taken. Yeas: Enstad, Hogan, Johnson, Scott, Jongeling. Nays: None. Motion carried.

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 Scott and seconded by Commissioner Johnson to approve the meeting agenda. A roll call vote was taken. Yeas: Enstad, Hogan, Johnson, Scott, Jongeling. Nays: None. Motion carried.

PUBLIC INPUT ON NON-AGENDA ITEMS

Chairman Jongeling opened the floor for public comment and no one moved to speak.

OLD BUSINESS

No unfinished business was discussed.

PUBLIC HEARINGS

- 1) Toby Brown introduced the application and presented a brief summary of the staff report. The applicant, Julie Pommer, was present to speak and answer questions. Chairman Jongeling opened the floor to public comment. No one present spoke in favor of the application. Those in opposition to the application expressed concerns for the future of the area, the proximity of existing residences, and concerns about the types of business allowed in the C Commercial Zoning District. Hearing no additional comments, Chairman Jongeling closed the floor to public comment. A motion was made by Commissioner Johnson to recommend approval of the application to the Board of Commissioners. The motion was seconded by Commissioner Scott. After additional Planning Commission discussion and additional questions asked by Planning Commission members to the applicant, a motion was made by Commissioner Scott to table the application until the next regular meeting. The motion was seconded by Commissioner Hogan. A roll call vote was taken. Yeas: Enstad, Hogan, Johnson, and Scott. Nays: Jongeling. Motion carried 4-1.
- 2) Toby Brown introduced the application and presented a brief summary of the staff report. The applicant, Bret Merkle, participated by phone to speak and answer questions. Chairman Jongeling opened the floor to public comment. Hearing no

comments, he closed the floor to public comment. A motion was made by Commissioner Hogan and seconded by Commissioner Johnson to approve the application with the recommended conditions in the staff report:

1. The Conditional Use Permit applies only to the transfer of one (1) building eligibility from the N1/2 SE1/4 (Ex. S386' of N883' of E350' and except Part Pederson Tract 1), Section 8-T99N-R50W to the S1/2 SE1/4 (Ex. Frankman Tract 1 and Merkle Addition Tract 9A), Section 8-T99N-R50W
2. That the applicant shall obtain a Building Permit prior to the commencement of any future construction activities.
3. That prior to commencement of any construction activities, a driveway permit shall be obtained from the appropriate road authority.
4. A right-to-farm notice covenant shall be placed on the deed prior to issuance of a building permit for a single family dwelling.

During the Planning Commission discussion, Commissioner Scott questioned if the requirements to transfer a building eligibility were met, specifically, whether the properties are under common ownership. Commissioner Jongeling motioned to table the application to allow staff time to answer the Planning Commission's questions regarding the ownership of the property. Commissioner Enstad seconded the motion. A roll call vote was taken. Yeas: Enstad, Hogan, Johnson, Scott, Jongeling. Nays: None. Motion carried.

- 3) Toby Brown introduced the application and presented a brief summary of the staff report. The applicant, Jason Granberg, was present to speak and answer questions regarding the application. Chairman Jongeling opened the floor to public comment. Hearing no comments, he closed the floor to public comment. A motion was made by Commissioner Hogan and seconded by Commissioner Enstad to approve the application with the recommended conditions in the staff report:
 1. The Conditional Use Permit applies only to the use/operation of a contractor's shop and storage yard on the subject property. The Conditional Use Permit only applies to the subject property of 47023 Smith Circle, being approximately 2.09 acres in size and legally described as Lot 4, Block 2, Smith's Second Addition, SE1/4, Section 31-T100N-R50W.
 2. The subject property shall not have unscreened outdoor storage. Any fencing installed shall be completely opaque.
 3. There shall be no indication of offensive noise, odor, smoke, dust or glare at or beyond the property line.
 4. Appropriate building permits shall be obtained.

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

NEW BUSINESS

- 1) Toby Brown presented the 2021 Year in Review PowerPoint (with statistics through November 2021), the 2022 Planning Commission Work Plan and the Zoning Ordinance Text Amendment Application. The Planning Commission and Board of Commissioners also discussed additional topics related to development trends.

ADJOURNMENT

Commissioner Jongeling called for a voice vote to adjourn the meeting at 7:27 p.m. Yeas: All. Nays: None. Motion carried 5-0.