

CALL TO ORDER

The regular meeting of the Lincoln County Planning Commission was called to order by Chairman Jongeling on September 19, 2022 at 6:30 p.m. in the Commissioner's Meeting Room of the Lincoln County Courthouse.

ROLL CALL

Planning Commission members present were Wendi Hogan (via telephone), Mark Johnson, Scott Green, and Jerry Jongeling. County staff present were Toby Brown and Noah Watson.

APPROVAL OF THE MEETING MINUTES

- 1) Chairman Jongeling asked if there were any changes to the meeting minutes from August 15, 2022. No one proposed any changes. A motion was made by Commissioner Johnson and seconded by Commissioner Green to approve the meeting minutes from August 15, 2022. A roll call vote was taken. Yeas: Hogan, Johnson, Green, 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 Green and seconded by Commissioner Johnson to approve the meeting agenda. A roll call vote was taken. Yeas: Hogan, Johnson, Green, Jongeling. Nays: None. Motion carried.

PUBLIC INPUT ON NON-AGENDA ITEMS

Chairman Jongeling opened the floor for public comment on non-agenda items. Hearing none, he closed the floor to public comment on non-agenda items.

OLD BUSINESS

No old business was discussed.

PUBLIC HEARINGS

- 1) Toby Brown introduced the application and presented a brief summary of the staff report. Avery Zahn was present to speak and answer questions. Chairman Jongeling opened the floor to public comment. Hearing none, Chairman Jongeling closed the floor to public comment. A motion was made by Commissioner Johnson and seconded by Commissioner Green to approve the application with the following staff recommended conditions:
 1. The property shall be maintained in a neat and orderly manner.
 2. That the property shall not have unsecured outdoor storage. Any fencing installed shall be completely opaque.
 3. That there shall be no indication of offensive noise, odor, smoke, dust or glare at or beyond the property line.
 4. That appropriate building permits shall be obtained.

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

- 2) Toby Brown introduced the application and presented a brief summary of the staff report. Mike Kramer was present to speak and answer questions. Chairman Jongeling opened the floor to public comment. Jon Bonjour, adjacent neighbor, spoke in favor of

the proposed application stating that he does not expect the traffic to shift in the area. Hearing no additional comments, Chairman Jongeling closed the floor to public comment. A motion was made by Commissioner Green and seconded by Commissioner Hogan to approve the application with the following staff recommended conditions:

1. That the property conforms to the site plan dated August 15, 2022.
2. That all employees, customers, and vehicles/equipment for sale shall park on-site and in designated spaces.
3. That there shall be no indication of offensive noise, odor, smoke, dust or glare at or beyond the property line.
4. That appropriate building permits shall be obtained.

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

- 3) Toby Brown introduced the application and presented a brief summary of the staff report. Sarah Rahn was present to speak and answer questions. Chairman Jongeling opened the floor to public comment. Hearing none, Chairman Jongeling closed the floor to public comment. A motion was made by Commissioner Hogan and seconded by Commissioner Green to approve the application with the following staff recommended conditions:

1. That the property conforms to the site plan dated August 26, 2022.
2. The Conditional Use Permit applies only to the placement of a manufactured home on the subject property legally described as Tract 1, Doorn Addition, NW1/4, Section 25-T98N-R51W Grant Township.
3. That there shall be no indication of offensive noise, odor, smoke, dust or glare at or beyond the property line.
4. That appropriate permits shall be obtained before any construction.

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

NEW BUSINESS

- 1) Toby Brown updated the Planning Commission that the Board of Commissioners concurred with the Planning Commission recommendation and denied RZNE-0044-2022 on August 23, 2022.

ADJOURNMENT

A motion was made by Commissioner Green and seconded by Commissioner Johnson to adjourn the meeting at 7:02 p.m. A voice vote was taken. Yeas: All. Nays: None. Motion carried.