

CALL TO ORDER

The regular meeting of the Lincoln County Planning Commission was called to order by Chairman Jongeling on May 16, 2022 at 6:30 p.m. in the Commissioner's Meeting Room of the Lincoln County Courthouse.

ROLL CALL

Planning Commission members present were Scott Green, Wendi Hogan, Mark Johnson, and Jerry Jongeling. County Staff present were Toby Brown and Jen Cleveland.

APPROVAL OF THE MEETING MINUTES

- 1) Chairman Jongeling asked if there were any changes to the minutes from April 18, 2022. No one proposed any changes. A motion was made by Commissioner Green and seconded by Commissioner Johnson to approve the meeting minutes. A roll call vote was taken. Yeas: Green, Hogan, Johnson, and 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 Hogan and seconded by Commissioner Green to approve the meeting agenda. A roll call vote was taken. Yeas: Green, Hogan, Johnson, and Jongeling. Nays: None. Motion carried.

PUBLIC INPUT ON NON-AGENDA ITEMS

Chairman Jongeling opened the floor for public comment. Hearing none, he 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. Andy Hulscher was present to speak and answer questions. Chairman Jongeling opened the floor to public comment. Hearing none, he 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 conditions:
 1. That these USE-0023-2022 (Amendment) Planning Commission Conditions shall replace the five (5) original USE-0003-2022 Planning Commission Conditions as approved on February 22, 2022 by the Planning Commission.
 2. That the property conforms to the site plan dated April 14, 2022.
 3. That all materials and equipment shall be stored in an enclosed building.
 4. That there shall be no indication of offensive noise, odor, smoke, dust or glare at or beyond the property line.
 5. That all access to public roads must be approved by the appropriate road authority.
 6. That appropriate building permits shall be obtained.

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

- 2) Toby Brown introduced the application and presented a brief summary of the staff report. Zach Neegebauer and Doug Muth were present to speak and answer questions.

Chairman Jongeling opened the floor to public comment. Hearing none, 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 following conditions:

1. That the property conforms to the site plan dated April 4, 2022.
2. That the off-premises signage conforms to Sections 154.335 to 154.340.
3. That appropriate building permits shall be obtained.

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

- 3) Toby Brown introduced the application and presented a brief summary of the staff report. Victoria Schwartz was present to speak and answer questions. Beau Koopal was also present to address questions. Chairman Jongeling opened the floor to public comment. Hearing none, he 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 conditions:

1. That the property conforms to the site plan dated May 16, 2022.
2. That there shall be no indication of offensive noise, odor, smoke, dust or glare at or beyond the property line.
3. That all access to public roads must be approved by the appropriate road authority.
4. That appropriate building permits shall be obtained.

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

- 4) Toby Brown presented the draft Ordinance amending Chapter 154 and answered questions from the Planning Commission members. Chairman Jongeling opened the floor to public comment. Hearing none, he closed the floor to public comment. A motion was made by Commissioner Green and seconded by Commissioner Johnson to recommend approval with the recommendation to strike the term medical before cannabis dispensary in Section 7. A roll call vote was taken. Yeas: Green, Hogan, Johnson, and Jongeling. Nays: None. Motion carried.

NEW BUSINESS

- 1) Chairman Jongeling opened the floor for public comment regarding the transfer of building eligibilities. A letter received from Doug Galbavy, address not given, was read. Bethany Erck, 46747 291st St; Steve Holmberg, address not written; Anthony Ventura, address not written; Duane Carlson, address not written; and Marlene Sweeter, address not written all spoke regarding the transfer of building eligibilities. Toby Brown spoke regarding the Planning office's role and process and recommended having Board discussion at the next meeting. Chairman Jongeling requested that the members come prepared for discussion at the next meeting.
- 2) Toby Brown updated the Planning Commission regarding the Board of Commissioners decision regarding the Preliminary Plan for PLAT-0072-2021 (Prairie Acres).

ADJOURNMENT

A motion was made by Commissioner Green and seconded Commissioner Johnson to adjourn the meeting at 7:59 p.m. A voice vote was taken. Yeas: All. Nays: None. Motion carried.