

CALL TO ORDER

The regular meeting of the Lincoln County Planning Commission was called to order by Acting Chairperson Scott on July 17, 2023 at 6:30 p.m. in the Commissioner's Meeting Room of the Lincoln County Courthouse.

ROLL CALL

Planning Commission members present were Marlene Sweeter, Jerry Jongeling, Todd Boots, Scott Green, Michael Poppens, and Erik Scott. County staff present were Toby Brown, Noah Watson, and Joe Meader.

APPROVAL OF THE MEETING MINUTES

- 1) Commissioner Scott asked if there were any changes to the meeting minutes from June 20, 2023. No one proposed any changes. A motion was made by Commissioner Green and seconded by Commissioner Jongeling to approve the meeting minutes from June 20, 2023. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

APPROVAL OF THE MEETING AGENDA

Commissioner Scott asked if there were any changes to the meeting agenda. No one proposed any changes. A motion was made by Commissioner Poppens and seconded by Commissioner Boots to approve the meeting agenda. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

PUBLIC INPUT ON NON-AGENDA ITEMS

Commissioner Scott opened the floor for public input on non-agenda items. Hearing none, he closed the floor to public input 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. Dennis Klinghagen was present to speak and answer questions. Commissioner Scott opened the floor to public comment. Hearing no additional comments, Commissioner Scott closed the floor to public comment. A motion was made by Commissioner Jongeling and seconded by Commissioner Boots to recommend approval of the application to the Board of County Commissioners. A roll call vote was taken. Yeas: Sweeter, Jongeling, Boots, Green, Poppens, and Scott. Nays: None. Motion carried.
- 2) Toby Brown introduced the application and presented a brief summary of the staff report. Doug Tinklenberg was present to speak and answer questions. Commissioner Scott opened the floor to public comment. Toby Brown presented an email received from Rachel Walling in opposition to the application. Hearing no additional comments, Commissioner Scott closed the floor to public comment. A motion was made by Commissioner Poppens and seconded by Commissioner Green to approve the application with the following conditions:
 1. The applicant shall provide a minimum of 90% opaque screening along the perimeter of the property.
 2. The 90% opaque screening shall be installed within 90 days of approval and shall be properly maintained thereafter.

A roll call vote was taken. Yeas: None. Nays: Sweeter, Jongeling, Boots, Green, Poppens, and Scott. Motion Failed.

- 3) Toby Brown introduced the application and presented a brief summary of the staff report. Jeromie and Jennifer Keating were present to speak and answer questions. Commissioner Scott opened the floor to public comment. Hearing none, Commissioner Scott closed the floor to public comment. A motion was made by Commissioner Jongeling and seconded by Commissioner Boots to approve the application with the following conditions:
 1. The Conditional Use Permit applies only to the use/operation of motor vehicle sales on the subject property, specifically Unit #10.
 2. All vehicle maintenance, service, or repair shall only take place inside the building.
 3. No motor vehicles in disrepair or waiting to be repaired shall be stored outside.
 4. No outside storage of equipment, parts, or materials shall be permitted.
 5. All junk, debris, and other discarded items must be promptly removed from the site.
 6. All parking must meet requirements of Sections 154.300 through 154.304 of the Code of Ordinances.
 7. There shall be no indication of offensive noise, odor, smoke, dust or glare at or beyond the property line.

The Planning Commission deliberated and a roll call vote was taken. Yeas: None. Nays: Sweeter, Jongeling, Boots, Green, Poppens, and Scott. Motion Failed.

NEW BUSINESS

- 1) Joe Meader presented the PowerPoint on Conflicts of Interests and answered questions from the Planning Commission.
- 2) Toby Brown introduced the Manager of Lincoln County Rural Water System, Inc., Robin Dykstra, who presented a slide show detailing the projected growth and current state of Lincoln County Rural Water System, Inc. Much discussion was had, and Robin Dykstra answered questions from the Planning Commission. Toby Brown also informed the Planning Commission that possible amendments to the Planning Commission Bylaws would be in the works.
- 3) Toby Brown introduced the draft Lincoln County Future Land Use Map. Toby pointed out areas of interest and projected growth to the Planning Commission. Much discussion was had amongst the Planning Commission and Planning Staff.

ADJOURNMENT

A motion was made by Commissioner Green and seconded by Commissioner Jongeling to adjourn the meeting at 8:55 p.m. A voice vote was taken. Yeas: All. Nays: None. Motion carried.