

CALL TO ORDER AND ROLL CALL

The regular meeting of the Lincoln County Planning Commission was called to order by Acting Chairperson Scott on August 21, 2023 at 6:30 p.m. in the Commissioner's Meeting Room of the Lincoln County Courthouse. County Planning Commission members present were Marlene Sweeter, Todd Boots, Scott Green, Michael Poppens, and Erik Scott. County staff present were Toby Brown and Noah Watson.

APPROVAL OF THE MEETING MINUTES

- 1) Commissioner Scott asked if there were any changes to the meeting minutes from July 17, 2023. No one proposed any changes. A motion was made by Commissioner Green and seconded by Commissioner Boots to approve the meeting minutes from July 17, 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 Boots and seconded by Commissioner Green 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.

PUBLIC HEARINGS

- 1) **Application:** RZNE-0047-2023: To rezone the property legally described as Tract 2, Slack's Addition, N1/2 NE1/4, Section 9-T99N-R49W Dayton Township from the "A-1" Agricultural District to the "RR" Rural Residential District.

Toby Brown introduced the application and presented a brief summary of the staff report. Damian Greble was present to speak and answer questions on behalf of the applicant. Commissioner Scott opened the floor to public comment. First, those in favor of the application were asked to come forward. Kara Busch, 1818 South Blauvelt Ave, spoke in favor of the application. Finally, those in opposition to the application were asked to speak. Kim Larson, 27640 480th Avenue, spoke in opposition to the application on behalf of Dayton Township. 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 recommend approval of the application to the Board of County Commissioners. A roll call vote was taken. Yeas: None. Nays: Sweeter, Boots, Green, Poppens, and Scott. Motion failed.

- 2) **Application:** USE-0049-2023: Conditional Use Permit to exceed 1,500 square feet of accessory building area (requesting 4,800 square feet) on the property legally described as Tract 20, Kuhle Addition, NE1/4 NW1/4, Section 15-T100N-R51W Delapre Township.

Toby Brown introduced the application and presented a brief summary of the staff report. Simon Hofer was present to speak and answer questions. Commissioner Scott opened the floor to public comment. Hearing no comments, Commissioner Scott closed the floor to public comment. A motion was made by Commissioner Poppens and seconded by Commissioner Boots to approve the application with the following conditions:

1. The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters must be in substantial compliance with the location of said items as shown on the approved site plan.
2. Before occupying the building, all development and construction is to substantially comply with the approved plans.
3. The building shall only be used for the storage of personal property, and no commercial uses and commercial storage shall take place.
4. That there shall be no indication of offensive noise, odor, smoke, dust or glare at or beyond the property line.
5. The permit holder is responsible for compliance with all Federal, State, and Local rules, regulations, and permitting requirements.

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

- 3) **Application:** RZNE-0058-2023: Text Amendment to amend Section 154.338, Off-Premises Signs Exceptions, of the Lincoln County Code of Ordinances.

Toby Brown introduced the application and presented a brief summary of the staff report. 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 Poppens and seconded by Commissioner Green to table the application indefinitely. A roll call vote was taken. Yeas: Sweeter, Boots, Green, Poppens, and Scott. Nays: None. Motion carried.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

- 1) Update/Review of Board of Commissioners action items from the previous Planning Commission meeting and Staff Updates.

Toby Brown informed the Planning Commission about the status of RZNE-0030-2023, which had been heard by the Board of Commissioners.

- 2) Work Session: Comprehensive Plan Update.

Toby Brown updated the Planning Commission on the status of the Comprehensive Plan Update. Mr. Brown gave a timeline of events to come, described the draft Future Land Use Map, and informed the Planning Commission that the second survey had been put back on the website.

ADJOURNMENT

A motion was made by Commissioner Poppens and seconded by Commissioner Green to adjourn the meeting at 7:18 p.m. A voice vote was taken. Yeas: All. Nays: None. Motion carried.