

**Lincoln County Planning Commission
Meeting Minutes
September 16, 2024**

CALL TO ORDER AND ROLL CALL

The regular meeting of the Lincoln County Planning Commission was called to order by Chairperson Scott on September 16, 2024 at 6:30 p.m. in the Commissioner's Meeting Room of the Lincoln County Courthouse. Planning Commission members present were Marlene Sweeter, Todd Boots, Scott Green, Collin Enstad, and Erik Scott. County staff present were Toby Brown, Noah Watson, and Joe Meader.

APPROVAL OF THE MEETING MINUTES

- 1) Planning Commission Meeting of Monday, August 19, 2024.

Commissioner Scott asked if there were any changes to the meeting minutes from August 19, 2024. No one proposed any changes. A motion was made by Commissioner Boots and seconded by Commissioner Enstad to approve the meeting minutes from August 19, 2024. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

APPROVAL OF THE MEETING AGENDA

Commissioner Scott asked for a motion to approve the meeting agenda. A motion was made by Commissioner Green and seconded by Commissioner Sweeter to approve the 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:** USE-0063-2024: Conditional use permit to amend conditional use permit #USE-0028-2020 to exceed 10,000 square feet of total warehouse building area - requesting an additional 2,139 square feet for a total of 27,495 square feet on the property described as Lot 2, Block 4, Kerslake 2nd Addition, S1/2, Section 24-T100N-R51W Delapre Township.
Applicant: Jamie L. Nielson
Property Owner: Big Time Storage
Location: 27066 Kerslake Place

Toby Brown introduced the application and presented a brief summary of the staff report. The commission asked staff if any complaints had been received, what the existing square footage is, and if the conditional use permit would cap the square footage. Jamie Nielson was present to speak and answer questions. Mr. Nielson explained the application in more detail. The commission asked questions about future expansion. Commissioner Scott then opened the floor to public comment. Hearing none, Commissioner Scott closed the floor to public comment. A motion was made by Commissioner Boots and seconded by Commissioner Enstad to approve the application with the following conditions:

1. Conditional use permit #USE-0028-2020 shall be replaced/voided by conditional use permit #USE-0063-2024.
2. All development and construction is to substantially comply with the applicable lot requirements, parking, and signage.
3. Any expansion or intensification of the use will require a new conditional use permit.
4. The proposed buildings shall only be utilized for warehousing.
5. There shall be no outdoor storage.
6. There shall be no indication of offensive noise, odor, smoke, dust or glare at or beyond the property line.
7. The permit holder is responsible for compliance with all Federal, State, and Local rules, regulations, and permitting requirements.

Deliberation was had amongst the Planning Commission. A roll call vote was taken. Yeas: Sweeter, Boots, Green, Enstad, and Scott. Nays: None. Motion carried.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

- 1) **Work Session:** Comprehensive Plan Update.

Toby Brown introduced the item and updated the Planning Commission on the current status of the Comprehensive Plan update. Mr. Brown informed the commission that the Comprehensive Plan update was presented to the Board of Commissioners for comment. Additionally, Toby Brown informed the commission that he would be attending public meetings at local municipalities during the month of October to inform them of the Comprehensive Plan update and receive feedback. Mr. Brown shared that staff would aim to bring the Comprehensive Plan update before the Planning Commission during the November meeting for a recommendation to the Board of Commissioners. Mr. Brown also invited the Planning Commission members to attend the upcoming public meetings where a presentation on the update would be provided.

Commissioner Scott asked staff about addressing livestock production in the southern, more agricultural areas of the County. Mr. Brown acknowledged that the subject would be better addressed during the review of the Lincoln County Zoning Ordinance after the adoption of the Comprehensive Plan update. Toby Brown also spoke on the subject of building eligibilities and emphasized that the intent of the Comprehensive Plan update is not to get rid of building eligibilities. Commissioner Scott then asked staff about the process of reviewing/changing sections of the Zoning Ordinance. Mr. Brown informed the commission of the process and recommended that a task force may be the best method of review.

The Planning Commission next asked Mr. Brown questions about the presentation of the Comprehensive Plan update to the local municipalities and potential joint jurisdiction. Mr. Brown explained the intent of the presentation and the introduction of the planned growth area as opposed to official joint jurisdiction. Mr. Brown also explained that the planned growth area would allow for increased communication and

collaboration between the county and local municipalities. This collaboration would potentially allow for more consistent annexation.

ADJOURNMENT

A motion was made by Commissioner Green and seconded by Commissioner Boots to adjourn the meeting at 6:59 p.m. A voice vote was taken. Yeas: All. Nays: None. Motion carried.