

**Lincoln County Planning Commission
Meeting Minutes
July 15, 2024**

CALL TO ORDER AND ROLL CALL

The regular meeting of the Lincoln County Planning Commission was called to order by Chairperson Scott on July 15, 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 John Picton.

APPROVAL OF THE MEETING MINUTES

- 1) Commissioner Scott asked if there were any changes to the meeting minutes from June 17, 2024. No one proposed any changes. A motion was made by Commissioner Green and seconded by Commissioner Enstad to approve the meeting minutes from June 17, 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 Boots and seconded by Commissioner Sweeter 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:** USE-0049-2024: Conditional use permit to exceed 10,000 square feet of retail sales and trade (auction house) building space (requesting 12,000 square feet) with outside storage on the property legally described as Tract 7, Southtown Addition, Government Lots 1 & 2, NW1/4, Section 7-T98N-R50W Lynn Township.
Applicant: Pifer's Auction & Realty
Property Owner: Sioux Falls Auction Group, LLC
Location: 28020 Boondocks Avenue

Toby Brown introduced the application and presented a brief summary of the staff report. The commission asked staff questions regarding the history of the compliance and condition #4. Christopher Bair was present to speak and answer questions. Mr. Bair explained the application in more detail. The commission asked questions regarding the existing building and the proposed conditions. Commissioner Scott asked staff to clarify the need for a conditional use permit and that the existing building was permitted under a different use previously. Commissioner Scott then opened the floor to public comment. First, those in favor of the application were asked to come forward. Mike Feilmeier, 28026 Boondocks Ave, spoke in favor of the application. Melissa Nordman, Terry Bolte, and Bryan Person submitted letters in support of the application. Support was made regarding cleanliness, staff, and security. Commissioner Scott then asked those in opposition to the application to come forward. Hearing no additional comments, Commissioner Scott closed the floor to public comment. A motion was

made by Commissioner Green and seconded by Commissioner Enstad to approve the application with the following conditions:

1. All development and construction is to substantially comply with the applicable lot requirements, parking, and signage.
2. Any dedicated outdoor staging and storage areas shall have signage identifying such areas.
3. Any outdoor storage shall not inhibit drainage or cause adverse impact to any other property.
4. All junk, debris, and other discarded items must be promptly removed from the site.
5. There shall be no indication of offensive noise, odor, smoke, dust or glare at or beyond the property line.
6. 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.

Mr. Brown introduced the item and informed the Planning Commission that the Planning and Zoning Department had received a draft of the Comprehensive Plan Update. Mr. Brown went on to elaborate on the ideas that county staff have discussed in order to plan for the increased demand for growth in Lincoln County. Mr. Brown shared that a "planned growth area" would be identified somewhere north of County Highway 116 to help accommodate for anticipated growth over the next 25 years. Mr. Brown also stated that any development within the "planned growth area" would be reviewed by and discussed with the applicable municipality to ensure conformance with their visions.

Discussion was had amongst the commission regarding county services, utilities, demand for development, the future land use map, cost of development, annexation, agriculture, zoning regulations, and comprehensive plan updates in surrounding jurisdictions.

ADJOURNMENT

A motion was made by Commissioner Boots and seconded by Commissioner Sweeter to adjourn the meeting at 7:46 p.m. A voice vote was taken. Yeas: All. Nays: None. Motion carried.