

**Lincoln County Planning Commission
Meeting Minutes
August 19, 2024**

CALL TO ORDER AND ROLL CALL

The regular meeting of the Lincoln County Planning Commission was called to order by Chairperson Scott on August 19, 2024 at 6:32 p.m. in the Commissioner's Meeting Room of the Lincoln County Courthouse. Planning Commission members present were Marlene Sweeter, Jerry Jongeling, Todd Boots, and Erik Scott. Jim Schmidt arrived after the approval of the meeting minutes. County staff present were Toby Brown, Noah Watson, and Drew DeGroot.

APPROVAL OF THE MEETING MINUTES

- 1) Commissioner Scott asked if there were any changes to the meeting minutes from July 15, 2024. No one proposed any changes. A motion was made by Commissioner Jongeling and seconded by Commissioner Sweeter to approve the meeting minutes from July 15, 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. Mr. Brown informed the commission that the applicant of item #1 of public hearings requested that the item be removed from the agenda. A motion was made by Commissioner Boots and seconded by Commissioner Jongeling to remove item #1 of public hearings and 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-0058-2024: Conditional use permit to allow a Class1 Major Home Occupation on the property legally described as Tract 1, Kwallek's Addition, NW1/4, Section 32-T100N-R50W Delapre Township.
Applicant: Jennifer Ellis
Property Owner: Dakota 1 Properties LLC
Location: 47121 272nd St

This item was removed from the agenda.

- 2) **Application:** USE-0059-2024: Conditional use permit to allow outdoor storage on the property legally described as Lot 5, Block 3, La Valley Business Park Addition, NW1/4, Section 5-T99N-R50W La Valley Township.
Applicant: Bertsch Properties LLC
Property Owner: Same
Location: Parcel ID: 099.50.05.E305

Toby Brown introduced the application and presented a brief summary of the staff report. Matt Bertsch was present to speak and answer questions. Mr. Bertsch explained the application in more detail. The commission asked questions regarding the screening, number of lots, a vegetation plan, and lot surfacing. 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 Jongeling to amend condition number two to read as follows:

2. There shall be no unscreened outdoor storage.

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

A motion was made by Commissioner Boots and seconded by Commissioner Schmidt to approve the application with the following amended conditions:

1. All development and construction is to substantially comply with the applicable lot requirements, parking, and signage.
2. There shall be no unscreened outdoor storage.
3. Any outdoor storage shall not inhibit drainage or cause adverse impact to any other property.
4. All outdoor storage shall be maintained in a clean and orderly manner.
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, Jongeling, Boots, Schmidt, and Scott. Nays: None. Motion carried.

OLD BUSINESS

- 1) Text amendments to Chapter 154 (Zoning) of the Lincoln County Code of Ordinances for carbon dioxide pipelines and carbon dioxide production facilities.

Toby Brown introduced the item and updated the Planning Commission on the status of the subject amendments. Commissioner Scott asked for a motion to reopen public comment. A motion was made by Commissioner Boots and Seconded by Commissioner Schmidt to reopen the floor to public comment. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

Anthony Ventura, 47763 292nd; Karla Lems, 47980 281st St; and Sara Steever, 46850 276th St, spoke regarding the item. Comments were made regarding postponement until conclusion of the upcoming statewide vote, previous ordinance applications, and Senate Bill 201. Hearing no additional comments, Commissioner Scott closed the floor to public comment. The Planning Commission deliberated and discussed options. Support was provided for postponement until after the statewide election. A motion was made by Commissioner Boots and seconded by Commissioner Schmidt to postpone the item until the November 18, 2024 meeting and direct staff to publish notice of public hearing.

Discussion was had by the Planning Commission. A roll call vote was taken. Yeas: Jongeling, Boots, Schmidt, and Scott. Nays: Sweeter. Motion carried.

NEW BUSINESS

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

Toby Brown introduced the item and informed the Planning Commission of the changes and work being conducted on the Lincoln County Comprehensive Plan. Some updates provided were population projections, the future land use map, and goals and policies. Mr. Brown emphasized the updated goals and policies and informed the planning commission about the newly identified "Planned Growth" area. Mr. Brown explained that this newly formulated "Planned Growth" area would be utilized to encourage growth in-line with municipal visions and standards. In addition to the new "Planned Growth" area, the existing areas identified in the comprehensive plan have been revised to address the desired uses and deficiencies in those areas. Toby Brown explained that the ideas being implemented in the new comprehensive plan are based off the opinions provided by the constituents of Lincoln County and is intended to keep rural areas rural and urban areas urban.

The commission asked questions regarding the "Planned Growth" area boundary and building eligibilities. Some concerns were expressed regarding spot rezoning and future annexation by the city. Mr. Brown explained that the new comprehensive plan would allow for increased cooperation with the municipalities. Toby Brown concluded that the best way to address the issues facing Lincoln County is to work with the county stakeholders and to connect the county through planned and coordinated growth.

ADJOURNMENT

A motion was made by Commissioner Jongeling and seconded by Commissioner Sweeter to adjourn the meeting at 7:49 p.m. A voice vote was taken. Yeas: All. Nays: None. Motion carried.