Lincoln County Planning Commission
Meeting Minutes
December 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 December 16, 2024, at 6:30 p.m. in the Commissioner's Meeting Room of the Lincoln County Courthouse. Planning Commission members present were Jerry Jongeling, Todd Boots, Scott Green, Jim Schmidt, and Erik Scott. County staff present were Toby Brown and Noah Watson.

APPROVAL OF THE MEETING MINUTES

1) Planning Commission Meeting of Monday, November 18, 2024.

   Commissioner Scott asked if there were any changes to the meeting minutes from November 18, 2024. No one proposed any changes. A motion was made by Commissioner Green and seconded by Commissioner Jongeling to approve the meeting minutes from November 18, 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 Green 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:** RZNE-0075-2024: To change the zone of the property described as Iken's Tract 2, SW1/4 SW1/4, Section 21-T99N-R51W Perry Township from the A-1 Agricultural District to the C Commercial District.
   Applicant: Jess Iken
   Property Owner: Iken Family Irrevocable Trust
   Location: Parcel: 099.51.21.D200

   Toby Brown introduced the application and presented a brief summary of the staff report. Jess Iken was present to speak and answer questions. Mr. Iken explained the application in more detail. The commission asked questions about plans for hard surfaced parking and discussions with the City of Lennox. Commissioner Scott then opened the floor to public comment. First, those in opposition were asked to come forward. Commissioner Scott read a letter in opposition from the City of Lennox. Concerns were expressed regarding incompatible zoning, transfer of ownership plats, and future annexation. Hearing no additional comments, Commissioner Scott closed the floor to public comment. A motion was made by Commissioner Green and seconded by Commissioner Jongeling to recommend approval of the application to the Board of Commissioners.

Deliberation was had amongst the Planning Commission. A roll call vote was taken. Yeas: None. Nays: Jongeling, Boots, Green, Schmidt, and Scott. Motion failed.

2) **Application:** USE-0076-2024: Conditional use permit to transfer one (1) building eligibility from the property described as SW1/4 (Ex. Ovre Add & Lots H-1 & H-2), Section 15-T98N-R50W Lynn Township to the property described as SE1/4 (Ex. Lot H-1 & H-4 & Abbas' Add Tract 1), Section 15-T98N-R50W Lynn Township.
Applicant: Dave Abbas
Property Owner: Margaret Abbas
Location: Sending Parcel: 098.50.15.3000
Receiving Parcel: 098.50.15.4010

Toby Brown introduced the application and presented a brief summary of the staff report. The commission asked staff questions regarding building eligibilities. Dave Abbas was present to speak and answer questions. Mr. Abbas explained the application in more detail. 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 Schmidt and seconded by Commissioner Jongeling to approve the application with the following conditions:

1. The building eligibility will require a minimum of one platted acre for development.
2. Access approval from the appropriate road authority shall be acquired prior to the development of building eligibilities located on the parcel.
3. 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: Jongeling, Boots, Green, Schmidt, and Scott. Nays: None. Motion carried.

3) **Application:** USE-0080-2024: Conditional use permit to transfer one (1) building eligibility from the property described as S210' E210', SE1/4 NW1/4, Section 23-T97N-R49W Highland Township to the property described as Tract 9, Mettler's Addition, NE1/4, Section 23-T97N-R49W Highland Township.
Applicant: Steven A Sherman - Living TST
Property Owner: Same
Location: Sending Parcel: 097.49.23.2010
Receiving Parcel: 097.49.23.A900

Toby Brown introduced the application and presented a brief summary of the staff report. The commission asked staff questions regarding property boundaries/ownership and quit claim deeds. Steve Sherman was present to speak and answer questions. Mr. Sherman explained the application in more detail. The commission asked the applicant if he knew there was no building eligibility present when purchasing the property and if he would transfer the purchased acre back after approval. 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 Jongeling and seconded by Commissioner Green to approve the application with the following conditions:

1. The building eligibility will require a minimum of one platted acre for development.
2. Access approval from the appropriate road authority shall be acquired prior to the development of building eligibilities located on the parcel.
3. 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: Jongeling, Boots, Green, Schmidt, and Scott. Nays: None. Motion carried.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

1) Approval of 2025 Planning & Zoning Calendar.

Toby Brown introduced the item and requested that the Planning Commission approve the item and move any meetings that conflict with township meetings. A motion was made by Commissioner Green and seconded by Commissioner Boots to approve the 2025 Planning & Zoning Calendar and move the March 17^{th} meeting to March 18^{th}.

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

2) Planning Commission Briefing.

Mr. Brown updated the Planning Commission on the status of the remanded ordinances and the comprehensive plan update. The commission asked staff questions regarding when action will be taken on the ordinances.

ADJOURNMENT

A motion was made by Commissioner Green and seconded by Commissioner Boots to adjourn the meeting at 7:28 p.m. A voice vote was taken. Yeas: All. Nays: None. Motion carried.