

**Lincoln County Planning Commission
Meeting Minutes
January 21, 2025**

CALL TO ORDER AND ROLL CALL

The regular meeting of the Lincoln County Planning Commission was called to order by Chairperson Scott on January 21, 2025, at 6:30 p.m. in the Commissioner's Meeting Room of the Lincoln County Courthouse. Planning Commission members present were Marlene Sweeter, Jerry Jongeling, Todd Boots, Scott Green, Betty Otten, 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, December 16, 2024.

Commissioner Scott asked if there were any changes to the meeting minutes from December 16, 2024. No one proposed any changes. A motion was made by Commissioner Green and seconded by Commissioner Jongeling to approve the meeting minutes from December 16, 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 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-0085-2024: Conditional use permit to exceed 1,500 square feet of total accessory building area (requesting 1,900 additional square feet for a total of 2,092 cumulative square feet) on the property described as Lot 3, Springdale Estates Addition, N1/2 NW1/4, Section 26-T100N-R50W Springdale Township.
Applicant: Matthew Haugan
Property Owner: Matthew & Joni Haugan
Location: 47405 Cardinal Place

Toby Brown introduced the application and presented a brief summary of the staff report. The Planning Commission asked staff questions regarding access approval. Matthew Haugan was present to speak and answer questions. Mr. Haugan explained the application in more detail. Questions were asked regarding side wall height, access approval, and road surfacing. Commissioner Scott then opened the floor to public comment. Todd Hirschhorn, 47403 Cardinal Place, expressed some concerns regarding drainage. Hearing no additional comments, Commissioner Scott closed the floor to public comment. A motion was made by Commissioner Boots and seconded by Commissioner Green to approve the application with the following conditions:

1. All site development shall comply with the applicable lot requirements.

2. The accessory building shall only be used for the storage of personal property, and no commercial uses and commercial storage shall take place.
3. The accessory building may not be used for dwelling purposes.
4. 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.

Deliberation was had amongst the Planning Commission. A roll call vote was taken.

Yeas: Sweeter, Jongeling, Boots, Green, Otten, and Scott. Nays: None. Motion carried.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

- 1) Work Session: Remanded ordinances developed by the Carbon Dioxide Transport and Storage Advisory Committee (CDTSAC).

Mr. Brown informed the Planning Commission on the status of the ordinances remanded by the Board of Commissioners. Mr. Brown also expressed that the Board of Commissioners requested revisions be made specifically to the definitions of the "I-1 Permissive Use" ordinance and that a specified floor be added to the "Conditional Use Permit" ordinance. Mr. Brown explained that the work session would be utilized as an opportunity for the Planning Commission to discuss the ordinances, request additional information from the Board of Commissioners, decide on how to handle further action, and allow Commissioner Otten to present a new ordinance.

The Planning Commission deliberated and discussed how to proceed. Commissioner Otten introduced a new ordinance that she and Commissioner Putnam drafted. Commissioner Otten provided more insight into the ordinance. The Planning Commission discussed the ordinance. Commissioners asked questions regarding the drafted sections, if the State's Attorney had reviewed the draft, where the ordinance is posted, the setback, and process of adoption.

- 2) Planning Commission Briefing.

Mr. Brown introduced the item and updated the Planning Commission on the adoption of the 2050 Comprehensive Plan and the Planning Commission officer election. Commissioner Scott asked Mr. Brown questions regarding upcoming projects after the adoption of the 2050 Comprehensive Plan. Mr. Brown informed the Commission that staff would provide a presentation on department goals during the next upcoming Planning Commission Meeting.

ADJOURNMENT

A motion was made by Commissioner Green and seconded by Commissioner Jongeling to adjourn the meeting at 7:27 p.m. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

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