

**Lincoln County Planning Commission
Meeting Minutes
May 19, 2025**

CALL TO ORDER AND ROLL CALL

The regular meeting of the Lincoln County Planning Commission was called to order by Chairperson Jongeling on May 19, 2025, 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, Erik Scott, Betty Otten, and Jerry Jongeling. County staff present were Toby Brown and Joe Meader.

APPROVAL OF THE MEETING MINUTES

- 1) Planning Commission Meeting of Monday, April 21, 2025.

Commissioner Jongeling asked if there were any changes to the meeting minutes from April 21, 2025. No one proposed any changes. A motion was made by Commissioner Boots and seconded by Commissioner Otten to approve the meeting minutes from April 21, 2025. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

APPROVAL OF THE MEETING AGENDA

Commissioner Jongeling asked for a motion to approve the meeting agenda. A motion was made by Commissioner Scott 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 Jongeling 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-0012-2025: Conditional use permit to allow fireworks sales on the property described as that portion of the Northeast Quarter (NE1/4) of Section Twenty-Nine (29), Township Ninety-Nine (99) North, Range Fifty-One (51) West of the 5th P.M., Lincoln County, South Dakota, lying East of the former Right-of-Way of the Great Northern Railway, except the South 1116 Feet thereof, and the North 602 Feet of the East 904 Feet of the South 1116 Feet of the Northeast Quarter (NE1/4) of Section Twenty-Nine (29), Township Ninety-Nine (99) North, Range Fifty-One (51) West of the 5th P.M., Lincoln County, South Dakota, lying East of the former Right-of-Way of the Great Northern Railway, except Lot H-1 thereof, according to the Government Survey thereof, and; that portion of the former Burlington Northern Railroad Companies Right-of-Way, now discontinued, originally located upon and across the Northeast Quarter (NE1/4), except the South 1116 feet thereof, of Section Twenty-Nine (29), Township Ninety-Nine (99) North, Range Fifty-One (51) West of the 5th P.M., Lincoln County, South Dakota.
Applicant: Andy Jorgensen
Property Owner: Lincoln County
Location: 27711 SD Highway 17

Toby Brown introduced the application and presented a brief summary of the staff report. Andy Jorgensen was present to speak and answer questions. Commissioner Jongeling then opened the floor to public comment. David Strasser, 27781 SD Hwy 17, spoke in favor of the application. Hearing no additional comments, Commissioner

Jongeling closed the floor to public comment. A motion was made by Commissioner Scott and seconded by Commissioner Boots to approve the application with the following conditions:

1. The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters must be in substantial compliance with the location of said items as shown on the approved site plan.
2. Firework sales are not to exceed nine (9) total days.
3. Temporary and portable signs may be used on the property in conformance with Section 154.321.
4. All employee, customer, and delivery parking shall be provided on-site in the designated area. Parking on public roads or in road right-of-way is prohibited.
5. Contingent upon the Board of Commissioners review/approval on an annual basis.
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, Scott, and Jongeling. Nays: None. Abstain: Otten. Motion carried.

- 2) **Application:** USE-0014-2025: Conditional use permit in accordance with conditional use permit #USE-0010-2023 to allow for the expansion of the milk condensing plant (agriculturally related operation) on the property described as Lot A, Tract 1, Van Beek Addition, NE1/4, Section 34-T97N-R51W, Delaware Township.
Applicant: Red Rock Real Estate LLC
Property Owner: Same
Location: 29019 468th Avenue

Toby Brown introduced the application and presented a brief summary of the staff report. On behalf of the applicant, Paul Kostboth was present to speak and answer questions. Brett Rozenboom, 3504 E High Plains Circle, spoke in favor of the application. Bethany Erck, 46747 291st St, Joyce Thvedt, 46802 292nd St, Duane Carlson, 29287 467th Ave, Ernest Stratmeyer, 28503 474th Ave, Dave Gillespie, 1125 E Elder St, Chad Baldwin, 46743 287th St, Phillip Christofferson, 46410 287th St, and Steven Holmberg, 46551 293rd St, spoke against the application. Additionally, Commissioner Jongeling read correspondence from AJ Swanson.

Hearing no additional comments, Commissioner Jongeling closed the floor to public comment. A motion was made by Commissioner Scott and seconded by Commissioner Boots to postpone action. Commissioner Jongeling motioned to amend the original motion to include until June 16th and it was seconded by Commissioner Scott. A roll call vote was taken on the amendment. Yeas: Sweeter, Boots, Scott, and Jongeling. Nays: None. Abstain: Otten. Motion carried. A roll call vote was then taken on the original

motion as amended. Yeas: Sweeter, Boots, Scott, and Jongeling. Nays: None. Abstain: Otten. Motion carried.

- 3) **Application:** USE-0026-2025: Conditional use permit to exceed 10,000 square feet of total warehousing building space (requesting 12,600 square feet) on the property described as Lot 9B, Block 5, Kerslake 2nd Addition, S1/2, Section 24-T100N-R51W Delapre Township.

Applicant: TAP Investments LLC

Property Owner: Same

Location: Parcel: 100.50.64.H59B

Toby Brown introduced the application and presented a brief summary of the staff report. Todd Peterson was present to speak and answer questions. Commissioner Jongeling then opened the floor to public comment. Hearing none, Commissioner Jongeling closed the floor to public comment. A motion was made by Commissioner Boots and seconded by Commissioner Scott 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. There shall be screening with trees along NW property line.
3. All exterior lighting shall be shielded fixtures that are aimed directly downward.
4. There shall be no unsecured outdoor storage.
5. Unless otherwise permitted, the proposed buildings shall only be utilized for warehousing.
6. All junk, debris, and other discarded items must be promptly removed from the site.
7. All unit parking shall be limited to what is identified in the parking plan. The parking plan may be updated subject to approval by the Planning Director.
8. There shall be no indication of offensive noise, odor, smoke, dust or glare at or beyond the property line.
9. 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, Scott, and Jongeling. Nays: None. Abstain: Otten. Motion carried.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

- 1) Planning Commission Briefing.

Mr. Brown informed the Planning Commission of the upcoming hearing for RZNE-0019-2025. This public hearing will be held by the Board of Commissioners at 6:30 p.m. on May 27th.

ADJOURNMENT

A motion was made by Commissioner Scott and seconded by Commissioner Sweeter to adjourn the meeting at 7:53 p.m. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

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