

**Lincoln County Planning Commission
Meeting Minutes
August 18, 2025**

CALL TO ORDER AND ROLL CALL

The regular meeting of the Lincoln County Planning Commission was called to order by Chairperson Jongeling on August 18, 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, and Jerry Jongeling. The county staff present were Toby Brown, Caden Lambka, and Joe Meader.

APPROVAL OF THE MEETING MINUTES

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

Commissioner Jongeling asked if there were any changes to the meeting minutes from July 21, 2025. No one proposed any changes. A motion was made by Commissioner Scott and seconded by Commissioner Boots to approve the meeting minutes from July 21, 2025. A roll call vote was taken. Yeas: Sweeter, Boots, Scott, and Jongeling. 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 meeting agenda. A roll call vote was taken. Yeas: Sweeter, Boots, Scott, and Jongeling. 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:** PD-0037-2025: Request to change the zone of the property described as Tract 2, Spielman's Addition, E1/2 NE1/4, Section 5-T99N-R50W from the A-1 Agricultural District to the PD Planned Development District.
Applicant: Michael Hoffman, Prairie Wind Trailers, LLC
Property Owner: McNeil Properties, LLC
Location: Parcel: 099.50.05.B200

Toby Brown introduced the application and presented a brief summary of the staff report. Toby Brown also answered questions from the Planning Commission describing the future process of Planned Developments with the new comprehensive Plan, if a city has ability to change zoning in the future, and how utility connection will be enforced. Mike Hoffman 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 recommend approval of the application to the County Board of Commissioners.

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

- 2) **Application:** USE-0040-2025: Conditional use permit to exceed 10,000 square feet of total warehouse building area (requesting 46,540 square feet) on the properties described as Lots 6 and 7, Block 5, La Valley Business Park Addition, NW1/4, Section 5-T99N-R50W.

Applicant: Chris Groen

Property Owner: Gregory Jay Noteboom and Mary Ann Noteboom Living Trust

Location: Parcels: 099.50.05.E506 and 099.50.05.E507

Toby Brown introduced the application and presented a brief summary of the staff report. Greg Noteboom 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. Toby Brown and Greg Noteboom answered questions from the Planning Commission regarding HOA maintenance, if the units will be sold, if the lot will have a hard surface, and how the Conditional Use Permit will be incorporated into a multi-owned property once divided and sold. A motion was made by Commissioner Boots and seconded by Commissioner Sweeter to approve the application with the following conditions:

1. The building locations shall adhere to the submitted site plan.
2. The total area of all warehouse buildings may not exceed 46,540 square feet.
3. That at least ninety percent of the required front yard setback shall be landscaped and maintained with grass or other living ground cover except for that portion of the front yard which is paved for the driveway or off-street parking. One tree per fifty feet of lot width is required. No more than twenty-five percent of the required trees may be deciduous ornamental, evergreen, or coniferous trees.
4. That all outdoor lighting shall be shielded or use a hood and lens that cast light downward to minimize the amount of light cast onto adjacent properties.
5. Arrange utilities in such a way that future services are easily connected.
6. The permit holder is responsible for compliance with all Federal, State, and Local rules, regulations, and permitting requirements.

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

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

- 1) Planning Commission Briefing.

Toby Brown informed the Planning Commission that the Board of Commissioners upheld/ amended USE-0014-2025, with 3 conditions. The first addition was an annual payment of \$25,000 to Brooklyn and Delaware Township for road maintenance, the second addition being the establishment of a neighborhood meeting for the area, and the third addition being milk haulers traveling only the single township road into the facility. The board of commissioners will also be conducting a second reading and public hearing for PD-0035-2025, which the Planning Commission previously recommended for approval.

ADJOURNMENT

A motion was made by Commissioner Scott and seconded by Commissioner Boots to adjourn the meeting at 7:07 p.m. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

[MIN FOOT]