

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

CALL TO ORDER AND ROLL CALL

The regular meeting of the Lincoln County Planning Commission was called to order by Chairperson Jongeling on July 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, Todd Boots, Scott Green, 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, June 16, 2025.

Commissioner Jongeling asked if there were any changes to the meeting minutes from June 16, 2025. No one proposed any changes. A motion was made by Commissioner Green and seconded by Commissioner Boots to approve the meeting minutes from June 16, 2025. A roll call vote was taken. Yeas: Sweeter, Boots, Green, Otten, 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 Boots and seconded by Commissioner Sweeter to approve the meeting agenda. A roll call vote was taken. Yeas: Sweeter, Boots, Green, Otten, 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-0035-2025: Request to change the zone of the properties described as Lots 1, 2, and 3, Ninemile View Addition, NE1/4, Section 4-T99N-R49W from the RC Recreation/ Conservation District and the A-1 Agricultural District to the PD Planned Development District.

Applicant: Rob Kurtenbach

Property Owner: Ninemile View LLC

Location: Parcels: 099.49.04.J001, 099.49.04.J002, and 099.49.04.J003

Toby Brown introduced the application and presented a brief summary of the staff report. On behalf of the applicant, Beau Koopal 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 Sweeter to recommend approval of the application to the County Board of Commissioners.

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

- 2) **Application:** USE-0036-2025: Conditional use permit to exceed 1,500 square feet of total accessory building space (requesting 1,616 square feet) on the property described

as Lot 19, Lakeview Estates Addition, NW1/4, Section 34-T100N-R49W.
Applicant: Streich Construction Inc
Property Owner: David E Jessen Revocable Trust
Location: 27205 Cedar Ridge Court

Toby Brown introduced the application and presented a brief summary of the staff report. Brad Streich, Streich Construction Inc, 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 Green and seconded by Commissioner Boots to approve the application with the following conditions:

1. The building location shall adhere to the submitted site plan.
2. The total area of all accessory buildings may not exceed 1,620 square feet.
3. That the building shall be accessory to the continued use of the property as a single-family lot.
4. The building shall not be used for commercial uses at any time.
5. The building shall not be used as a dwelling at any time.
6. 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.

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

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

- 1) **Review:** USE-0037-2024: Conditional use permit allowing the operation of a kennel on the property described as N1/2 S1/2 NE1/4 NE1/4 (Ex. Lots H-1 and H-2), Section 8-T99N-R49W.
Location: 27421 SD Highway 11

Toby Brown stated that this is the one-year review per condition #7 of the approved conditional use permit for a kennel. Mr. Brown stated that staff reached out to the applicant for a status update and were informed by the applicant that he no longer resides on the property and that the kennel had stopped operation on the property on September 30, 2024.

- 2) Planning Commission Briefing.

Mr. Brown informed the Planning Commission that the Board of Commissioners would be conducting an appeal hearing for USE-00014-2025 on July 22, 2025 at 6:30 p.m.

ADJOURNMENT

A motion was made by Commissioner Boots and seconded by Commissioner Green to adjourn the meeting at 7:19 p.m. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

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