

**Lincoln County Planning Commission
Meeting Minutes
June 16, 2025**

CALL TO ORDER AND ROLL CALL

The regular meeting of the Lincoln County Planning Commission was called to order by Chairperson Jongeling on June 16, 2025, at 6:31 p.m. in the Commissioner's Meeting Room of the Lincoln County Courthouse. Planning Commission members present were Todd Boots, Scott Green, Erik Scott, Betty Otten, Collin Enstad and Jerry Jongeling. County staff present were Toby Brown and Joe Meader.

APPROVAL OF THE MEETING MINUTES

- 1) Planning Commission Meeting of Monday, May 19, 2025.

Commissioner Jongeling asked if there were any changes to the meeting minutes from May 19, 2025. No one proposed any changes. A motion was made by Commissioner Scott and seconded by Commissioner Boots to approve the meeting minutes from May 19, 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 Green and seconded by Commissioner Enstad 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-0014-2025: Conditional use permit in accordance with conditional use permit #USE-0010-2023 to allow for the expansion of the agriculturally related operation (milk condensing plant) 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 updated staff report. On behalf of the applicant, Paul Kostboth was present to speak and answer questions. Commissioner Jongeling then opened the floor to public comment. Jeremy Hanisch, 46209 280th Street, and Paul Garbers, 1016 Angel Lane, spoke in favor of the application. Commissioner Jongeling also read a letter of support and appreciation of Tim den Dulk Family of Companies from Beresford School District #61-2

Superintendent Dr. Dustin Degen. Bethany Erck, 46747 291st St, Joyce Thvedt, 46802 292nd St, Duane Carlson, 29287 467th Ave, Steven Holmberg, 46551 293rd St, Chad Baldwin, 46743 287th St, Philip Christofferson, 46410 287th St, James Westra, 29054 472nd Ave, and Dave Gillespie, 1125 E Elder St, spoke against the application. Hearing no additional comments, 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 agriculturally related operation (milk condensing plant) expansion must be in substantial conformance with the site plan dated May 6, 2025.
2. Any expansion or intensification of the use beyond that which has been proposed by the applicant or conditioned shall be treated in the same manner as a request for a new Conditional Use Permit, as per the Lincoln County Code of Ordinances.
3. No raw milk tankers associated with the agriculturally related operation (milk condensing plant) shall intentionally traverse roads in Brooklyn Township except those that may originate in Brooklyn Township.
4. If no road haul agreement between the applicant and Brooklyn Township is in place at the time of building permit submittal for the UF expansion, the County Board of Commissioners shall set a day/time for a special meeting to act as a mediator between the parties.

Deliberation was had amongst the Planning Commission. A motion was made by Commissioner Scott and seconded by Commissioner Boots to amend the original motion to include the following condition #5:

5. Additional screening.

A roll call vote was taken on the amendment. Yeas: Scott, Enstad, and Jongeling. Nays: Boots and Green. Abstain: Otten. Motion carried.

Additional deliberation was had amongst the Planning Commission. A motion was made by Commissioner Boots and seconded by Commissioner Scott to amend the original motion to include the following condition #6:

6. Prior to the issuance of a building permit, a traffic impact study shall be completed and accepted by the Lincoln County Highway Superintendent.

A roll call vote was taken on the amendment. Yeas: Boots, Green, Scott, Enstad, and Jongeling. Nays: None. Abstain: Otten. Motion carried.

Additional deliberation was had amongst the Planning Commission. A roll call vote was then taken on the original motion as amended. Yeas: Boots, Scott, Green and Jongeling. Nays: Enstad. Abstain: Otten. Motion carried.

- 2) **Application:** USE-0032-2025: Conditional use permit to allow a garden center on the property described as Bramstedt Addition, SW1/4 NW1/4, Section 33-T100N-R49W, Springdale Township.
Applicant: Baloo Acres, LLC
Property Owner: Same
Location: Parcel ID: 100.49.33.2032

Toby Brown introduced the application and presented a brief summary of the staff

report. Aaron Johnson was present to speak and answer questions. Commissioner Jongeling then opened the floor to public comment. Ryon Smeenck, 27270 SD Hwy 11, 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 Enstad to approve the application with the following conditions:

1. Before occupancy/operation, all development and construction is to substantially comply with the applicable lot requirements, parking, and signage.
2. There shall be no unsecured or unscreened outdoor storage.
3. There shall be no indication of offensive noise, odor, smoke, dust or glare at or beyond the property line.
4. Access approval must be granted by the appropriate road authority (South Dakota Department of Transportation).
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: Boots, Green, Scott, Enstad, and Jongeling. Nays: None. Abstain: Otten. Motion carried.

- 3) **Application:** USE-0033-2025: Conditional use permit to allow a contractor's shop on the property described as Tract 33A, Southwest Industrial Park, NE1/4 SE1/4, Section 24-T100N-R51W, Delapre Township.
Applicant: Chad Javers Construction, Inc.
Property Owner: Shops & Storage Solutions, LLC
Location: 27052 Sunrise Avenue

Toby Brown introduced the application and presented a brief summary of the staff report. Chad Javers was present to speak and answer questions. Commissioner Jongeling then opened the floor to public comment. Hearing no comments, Commissioner Jongeling closed the floor to public comment. A motion was made by Commissioner Green and seconded by Commissioner Enstad to approve the application with the following conditions:

1. Before occupancy, all development and construction is to substantially comply with the applicable lot requirements, parking, and signage.
2. The proposed building shall only be utilized as a contractor's shop and storage yard.
3. There shall be no unsecured or unscreened outdoor storage.
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: Boots, Green, Scott, Enstad, 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 that the Board of Commissioners did approve RZNE-0019-2025 and the zoning ordinance amendments for the regulation of carbon oxide pipelines, carbon oxide pump stations, carbon oxide mainline valves, carbon oxide capture facilities, and carbon oxide launcher and receiver facilities. Additionally, staff is continuing to work with the planning commission subcommittee on amendments to the bylaws and the zoning ordinance.

ADJOURNMENT

A motion was made by Commissioner Scott and seconded by Commissioner Enstad to adjourn the meeting at 8:17 p.m. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

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