

**Lincoln County Planning Commission
Meeting Minutes
April 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 April 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, Betty Otten, and Jerry Jongeling. County staff present were Toby Brown, Noah Watson, and Joe Meader.

APPROVAL OF THE MEETING MINUTES

- 1) Planning Commission Special Meeting of Tuesday, March 11, 2025.

Commissioner Jongeling asked if there were any changes to the meeting minutes from March 11, 2025. No one proposed any changes. A motion was made by Commissioner Boots and seconded by Commissioner Sweeter to approve the meeting minutes from March 11, 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 Boots and seconded by Commissioner Sweeter to approve the agenda and remove item #3 (USE-0012-2025) of public hearings from 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:** RZNE-0019-2025: Request to change the zone of a portion (approximately 2.07 acres) of the property described as Lot 4, Quonset Addition, S1/2 SE1/4, Section 31-T100N-R50W Delapre Township from the I-1 Light Industrial District to the A-1 Agricultural District.
Applicant: Kelly J & Pam Cawthorne
Property owner: Same
Location: 27277 471st Avenue

Toby Brown introduced the application and presented a brief summary of the staff report. The Planning Commission asked staff questions regarding communication with the City of Tea and construction within the floodplain. Kelly Cawthorne was present to speak and answer questions. Mr. Cawthorne explained the application in more detail. Questions were asked regarding drainage. 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, Otten, and Jongeling. Nays: None. Motion carried.

- 2) **Application:** USE-0011-2025: Conditional use permit to exceed 1,500 square feet of total accessory building space (requesting 4,000 square feet) on the property described as Lot 1, Dean's Decare Addition, N1/2 SE1/4, Section 22-T100N-R51W Delapre Township.
Applicant: Ross Deelstra
Property Owner: Ross & Echo Deelstra
Location: 46796 Decare Court

Toby Brown introduced the application and presented a brief summary of the staff report. The Planning Commission asked staff questions regarding the driveway and communication with the City of Tea. Ross Deelstra was present to speak and answer questions. Mr. Deelstra explained the application in more detail. 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 Otten 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, Boots, Otten, and Jongeling. Nays: None. Motion carried.

- 3) **Application:** USE-0012-2025: Conditional use permit to allow fireworks sales on the property described 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

This item was removed from the agenda.

- 4) **Application:** USE-0013-2025: Conditional use permit to exceed 10,000 square feet of total warehousing building space (requesting 10,800 square feet) on the property described as Lot 5, Block 3, La Valley Business Park Addition, NW1/4, Section 5-T99N-R50W La Valley Township.
Applicant: Bertsch Properties LLC
Property Owner: Same
Location: Parcel ID: 099.50.05.E305

Toby Brown introduced the application and presented a brief summary of the staff report. The Planning Commission asked staff questions regarding the conditions. Matt Bertsch was present to speak and answer questions. Mr. Bertsch explained the application in more detail. 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 Sweeter and seconded by Commissioner Otten 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 no unsecured outdoor storage.
3. Unless otherwise permitted, the proposed buildings shall only be utilized for warehousing.
4. Any outdoor storage shall not inhibit drainage or cause adverse impact to any other property.
5. All outdoor storage shall be maintained in a clean and orderly manner.
6. There shall be no storage of a regulated substance.
7. There shall be no indication of offensive noise, odor, smoke, dust or glare at or beyond the property line.
8. 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, Otten, and Jongeling. Nays: None. Motion carried.

- 5) **Application:** USE-0015-2025: Conditional use permit to allow motor vehicle repair on the property described as Tract 23, Southwest Industrial Park, NE1/4 SE1/4, Section 24-T100N-R51W Delapre Township.
Applicant: Anthony Kehrwald
Property Owner: S & O Building Corporation
Location: 46993 Sunset Boulevard

Toby Brown introduced the application and presented a brief summary of the staff report. The Planning Commission asked staff questions regarding the conditions. Anthony Kehrwald was present to speak and answer questions. Mr. Kehrwald explained the application in more detail. 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 Otten to approve the application with the following conditions:

1. All unit parking shall be limited to what is identified by the submitted parking plan. The parking plan may be updated subject to approval by the Planning Director.
2. No motor vehicles may be parked on public roads or in road right-of-way.
3. Before occupancy/operation, all development and construction is to substantially comply with the applicable lot requirements, parking, and signage.
4. No motor vehicles in disrepair or waiting to be repaired shall be stored outside.
5. No unscreened outdoor storage of equipment, parts, or materials shall be permitted.
6. All junk, debris, and other discarded items must be promptly removed from the site.
7. There shall be no indication of offensive noise, odor, smoke, dust or glare at or beyond the property line.
8. 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, Otten, and Jongeling. Nays: None. Motion carried.

- 6) **Application:** USE-0016-2025: Conditional use permit to allow motor vehicle sales on the property described as Tract 23, Southwest Industrial Park, NE1/4 SE1/4, Section 24-T100N-R51W Delapre Township.
Applicant: Anthony Kehrwald
Property Owner: S & O Building Corporation
Location: 46993 Sunset Boulevard

Toby Brown introduced the application and presented a brief summary of the staff report. Anthony Kehrwald was present to speak and answer questions. Mr. Kehrwald explained the application in more detail. 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 Sweeter and seconded by Commissioner Otten to approve the application with the following conditions:

1. Upon approval of Conditional Use Permit #USE-0016-2025, Conditional Use Permit #USE-0004-2021 shall be voided.
2. All unit parking shall be limited to what is identified by the submitted parking plan. The parking plan may be updated subject to approval by the Planning Director.
3. No motor vehicles may be parked on public roads or in road right-of-way.
4. Before occupancy/operation, all development and construction is to substantially comply with the applicable lot requirements, parking, and signage.
5. No motor vehicles in disrepair or waiting to be repaired shall be stored outside.
6. No unscreened outdoor storage of equipment, parts, or materials shall be permitted.
7. All junk, debris, and other discarded items must be promptly removed from the site.
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, Otten, and Jongeling. Nays: None. 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 on the Remanded Carbon Dioxide Ordinance. Additionally, Mr. Brown invited the Planning Commission to contact the Planning & Zoning Department if any are interested in being involved with the update of the Planning Commission and Joint Planning Commission bylaws. If members are interested, staff will form a subgroup of members to assist with the new bylaws draft. The new drafts would address the meeting process, Board of Commissioner Representative role, and the Pledge of Allegiance.

Finally, Commissioner Otten expressed her appreciation to County staff and the Planning Commission for the work completed on the Carbon Dioxide Pipeline Ordinance.

ADJOURNMENT

A motion was made by Commissioner Boots and seconded by Commissioner Sweeter to adjourn the meeting at 7:26 p.m. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

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