

**Lincoln County Planning Commission
Meeting Minutes
January 20, 2026**

CALL TO ORDER AND ROLL CALL

The regular meeting of the Lincoln County Planning Commission was called to order by Chairperson Jongeling on January 20, 2026, 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, Scott Green, 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, December 15, 2025.

Commissioner Jongeling asked if there were any changes to the meeting minutes from December 15, 2025. No one proposed any changes. A motion was made by Commissioner Green and seconded by Commissioner Boots to approve the meeting minutes from December 15, 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 meeting 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-0076-2025: Conditional Use Permit to transfer two (2) building eligibilities from the property described as Tract 1 Hurley's Addition, E1/2, Section 10-T98N-R50W Lynn Township to the property described as E1/2 NE1/4 (Ex. Tract 1 Sweeter Addition), Section 15-T98N-R50W Lynn Township.
Applicant: Calvin Graber
Location: Sending Parcel: 098.50.10.A100
Receiving Parcel: 098.50.15.1010

Toby Brown introduced the application and presented a brief summary of the staff report. Toby Brown also mentions how delays with the United States Postal Service may have delayed mailed hearing notices. Commissioner Scott asked questions regarding quit claim deeds, when the county started using the deeds, and if the planning commission could get a copy of said deed. Commissioner Sweeter asked questions regarding how quit claim deeds work without a plat, and why only 1 acre was given for the quit claim deed, not 2 acres. Commissioner Scott asked if staff had an example of multiple eligibilities on a plat of one acre or less. Toby Brown addressed and answered the questions posed by various Commissioners. Lynn Hurley was present to speak and answer questions regarding the application on behalf of Calvin Graber. He stated that a SDDOT permit has been approved for driveway access from SD Highway 115. Commissioner Green asks if any construction has started.

Commissioner Sweeter asks why they are transferring eligibilities there, and not building on the existing site with the eligibilities. Lynn Hurley addressed and answered the questions posed by various commissioners. 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. Each building eligibility will require a minimum of one platted acre for development.
2. A right-to-farm notice covenant shall be placed on the deed prior to issuance of a building permit for a single-family dwelling.
3. The applicant shall obtain the applicable driveway permit from the South Dakota Department of Transportation, prior to the issuance of any building permits.

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

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

- 1) Planning Commission Work Session: Zoning Ordinance Amendments.

Toby Brown introduced a discussion with the Planning Commission related to rough drafts for potential amendments to the Lincoln County Zoning Ordinance. Topics discussed included edits to section 154.058(Z) - building eligibilities, and a proposed new land use - non-accessory solar.

ADJOURNMENT

A motion was made by Commissioner Scott and seconded by Commissioner Green to adjourn the meeting at 7:56 p.m. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

[MIN FOOT]