

**Lincoln County Planning Commission
Meeting Minutes
December 15, 2025**

CALL TO ORDER AND ROLL CALL

The regular meeting of the Lincoln County Planning Commission was called to order by Chairperson Jongeling on December 15, 2025, at 6:30 p.m. in the Commissioner's Meeting Room of the Lincoln County Courthouse. Planning Commission members present were 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, November 17, 2025.

Commissioner Jongeling asked if there were any changes to the meeting minutes from November 17, 2025. No one proposed any changes. A motion was made by Commissioner Boots and seconded by Commissioner Green to approve the meeting minutes from November 17, 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 Scott 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-0061-2025: Conditional use permit to exceed 1,500 square feet of total accessory building area (requesting 1,500 square feet for a total of 1,980 square feet) on the property described as Lot 6 of Homestead Acres, an Addition in the Northeast Quarter (NE1/4) of Section 33, Township 100 North, Range 51 West of the 5th P.M., Lincoln County, South Dakota.

Applicant: Lenny Wollman

Location: 46661 Burma Court

Toby Brown introduced the application and presented a brief summary of the staff report. Commissioner Green asks questions regarding road management/access, and who the local road authority is for the subject property. Toby Brown answered the questions posed by Commissioner Green. Lenny Wollman was present to speak and answer questions regarding the application. No questions were posed from the Commission. 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 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 1,980 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: Jongeling, Boots, Green, and Scott. Nays: None. Abstain: Otten. Motion carried.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

- 1) Approval of 2026 Planning & Zoning Calendar.

Toby Brown introduced the item and presented a brief summary. No questions were posed from the Commission. A motion was made by Commissioner Scott and seconded by Commissioner Green to approve the Calendar with the following amendment:

1. The meeting on Monday, March 16 shall be rescheduled to Tuesday, March 17 due to Township meeting(s).

A voice vote was taken. Yeas: All. Nays: None. Motion carried.

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

Toby Brown introduced a discussion with the Planning Commission related to potential amendments to the Lincoln County Zoning Ordinance. Topics discussed included building eligibilities – Section 154.058(Z), solar, accessory buildings – Section 154.258, and density bonuses.

ADJOURNMENT

A motion was made by Commissioner Scott and seconded by Commissioner Green to adjourn the meeting at 7:33 p.m. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

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