

**Lincoln County Planning Commission
Meeting Minutes
October 20, 2025**

CALL TO ORDER AND ROLL CALL

The regular meeting of the Lincoln County Planning Commission was called to order by Chairperson Jongeling on October 20, 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, 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, September 15, 2025.

Commissioner Jongeling asked if there were any changes to the meeting minutes from September 15, 2025. No one proposed any changes. A motion was made by Commissioner Green and seconded by Commissioner Sweeter to approve the meeting minutes from September 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 Boots and seconded by Commissioner Green 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:** PD-0043-2025: Request to change the zone of the property described as Lot 2 of Tract 3 of Huizenga Farms 2nd Addition in the Southwest Quarter (SW1/4) of Section 2, Township 99 North, Range 50 West of the 5th P.M., Lincoln County, South Dakota from the A-1 Agricultural District to the PD Planned Development District.
Applicant: Mark Blow
Property Owner: Mark & Teresa Blow
Location: Parcel: 099.50.02.F302

Toby Brown introduced the application and presented a brief summary of the staff report. Toby Brown addressed and answered the questions from the Commission. Mark Blow was present to speak and answer questions regarding the application. Commissioner Green asked the applicant about the issues with the previous rezone process, and if there is an existing building eligibility on the property. The applicant explained the previous situation and stated there is not a building eligibility on the property at this time. No further 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 Green to recommend approval of the application.

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

- 2) **Application:** PD-0047-2025: Request to change the zone of the property described as the North 60 Acres of the East Half (E1/2) of the Southeast Quarter (SE1/4) of Section 19, Township 99 North, Range 51 West of the 5th P.M., Lincoln County, South Dakota from the A-1 Agricultural District to the PD Planned Development District.

Applicant: USS Lennox Solar LLC

Property Owner: Barbara A. Stormo Revocable Trust

Location: Parcel: 099.51.19.4010

Toby Brown introduced the application and presented a brief summary of the staff report. Toby Brown then answered questions from various Commission members, explaining how this aligns with the comprehensive plan, and why it is a modified A-1 district. Tena Monson was present to speak and answer questions about the application on behalf of USS Lennox Solar LLC. Tena addressed questions from the Commissioners regarding the current use of the property, soil quality, job creation as a result of the project, the source of tax income from the project, where the power distribution line runs, why they picked this site and the specific size on this site, and if there are other substations in the county. Commissioner Jongeling then opened the floor to public comment. Laurel Shaffer, Andrew Nielson, and David Stratmeyer spoke in opposition. Letters from the Sioux Metro Growth Alliance and the Lennox Area Development Corporation were read in support. Commissioner Jongeling closed the floor to public comment. A motion was made by Commissioner Green and seconded by Commissioner Boots to recommend approval of the application.

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

- 3) **Application:** USE-0044-2025: Conditional use permit to allow a tree grinding operation on the property described as the South half (S1/2) of the East 892 feet of the South 1,650 feet of the Southeast Quarter (SE1/4) (Except Lund Addition) of Section 31, Township 100 North, Range 50 West of the 5th P.M., Lincoln County, South Dakota.

Applicant: THA Demolition & Excavation LLC

Property Owner: Douglas Lund Trust and Gloria Lund Trust

Location: Parcel: 100.50.31.4042

Toby Brown introduced the application and presented a brief summary of the staff report. No questions were posed from the Commission. Randy Namminga was present to speak and answer questions regarding the application. Randy addressed questions from the Commissioners regarding the size of trees involved in the operation, and where the tree waste would go. No further questions were posed from the Commission. Commissioner Jongeling then opened the floor to public comment. Art Hansen, Chris York, and Kelly Cawthorne spoke in support of the application. 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. That the operation shall adhere to the submitted site plan.

2. That the operation shall obtain and maintain compliance with a county floodplain development permit.
3. That no operation shall occur in the floodway.
4. 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.
5. No unscreened outdoor storage.
6. The permit holder is responsible for compliance with all Federal, State, and Local rules, regulations, and permitting requirements.

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

- 4) **Application:** USE-0050-2025: Conditional use permit to allow motor vehicle sales and repair on the property described as Tract B of Lot 1 in Block 4 of Kerslake Addition in the West Half of the Southeast Quarter (W1/2SE1/4) of Section 24, Township 100 North, Range 51 West of the 5th P.M., Lincoln County, South Dakota.
Applicant: Zachary Bowers
Property Owner: DAJET Properties LLC
Location: 46960 100th Street

Toby Brown introduced the application and presented a brief summary of the staff report. Toby Brown then answered questions from various Commission members, addressing if the permit applies to the single building, what the original use of the building was, and if someone else can sell cars under this conditional use. Zachary Bowers was present to speak and answer questions regarding the application. Zachary addressed questions from the Commissioners regarding parking restrictions, if he is currently utilizing the facility, and if his lease is signed. No further 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 Scott and seconded by Commissioner Sweeter to approve the application with the following conditions:

1. The location of the operation shall adhere to the submitted site plan.
2. The sale or display of non-operable vehicles should not be permitted.
3. No parking or display of vehicles will be allowed within required setback yards.
4. 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.
5. The permit holder is responsible for compliance with all Federal, State, and Local rules, regulations, and permitting requirements.

A motion was made by Commissioner Scott and seconded by Commissioner Green to amend the original motion to add the following condition:

6. The conditional use permit shall be valid for this applicant only – Zachary Bowers.

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

A roll call vote was then taken on the original motion as amended. Yeas: Jongeling, Sweeter, Boots, Green, and Scott. Nays: None. Abstain: Otten. Motion carried.

- 5) **Application:** USE-0052-2025: Conditional use permit to allow a manufactured home on the property described as Lot 4 of Quonset Addition in the South Half (S1/2) of the Southeast Quarter (SE1/4) of Section 31, Township 100 North, Range 50 West of the 5th P.M., Lincoln County, South Dakota.

Applicant: Kelly Cawthorne

Property Owner: Kelly J. & Pam Cawthorne

Location: Parcel: 100.50.31.1400

Toby Brown introduced the application and presented a brief summary of the staff report. Toby Brown then answered questions from various Commission members, answering where the nearest existing residences are. Kelly Cawthorne was present to speak and answer questions regarding the application. Kelly addressed questions from the Commissioners regarding any concerns from the previous passed agenda item, USE-0044-2025. No further 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 Green to approve the application with the following conditions:

1. All site development shall comply with the applicable lot requirements.
2. 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.
3. The permit holder is responsible for compliance with all Federal, State, and Local rules, regulations, and permitting requirements.

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

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

- 1) Planning Commission Briefing.

Toby Brown stated that PD-0037-2025 was approved by the Board of Commissioners. Toby Brown also stated that the 2nd Reading/Public Hearing for the Joint Zoning Ordinance Text Amendment is set with the Sioux Falls City Council for October 28, 2025, at Carnegie Town Hall, 235 West Tenth Street, Sioux Falls, SD, at 7:00 p.m.

ADJOURNMENT

A motion was made by Commissioner Green and seconded by Commissioner Boots to adjourn the meeting at 8:52 p.m. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

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