Lincoln County Planning Commission
Meeting Minutes
September 15, 2025

CALL TO ORDER AND ROLL CALL

The regular meeting of the Lincoln County Planning Commission was called to order by Vice-Chairperson Scott on September 15, 2025, at 6:32 p.m. in the Commissioner's Meeting Room of the Lincoln County Courthouse. Planning Commission members present were Marlene Sweeter, Todd Boots, Scott Green, and Erik Scott. The county staff present were Toby Brown, Caden Lambka, and Joe Meader.

APPROVAL OF THE MEETING MINUTES

1) Planning Commission Meeting of Monday, August 18, 2025.

   Commissioner Scott asked if there were any changes to the meeting minutes from August 18, 2025. No one proposed any changes. A motion was made by Commissioner Boots and seconded by Commissioner Green to approve the meeting minutes from August 18, 2025. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

APPROVAL OF THE MEETING AGENDA

Commissioner Scott asked for a motion to approve the meeting agenda. A motion was made by Commissioner Green 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 Scott 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-0045-2025: Conditional use permit to allow a public utility facility (meter building) on the property described as Tract 4, Ollerich Addition, SW1/4, Section 14-T100N-R51W.
   Applicant: Robin Dykstra, Lincoln County Rural Water System Manager
   Property Owner: Lincoln County Rural Water System, Inc.
   Location: Parcel: 100.50.54.D400

   Toby Brown introduced the application and presented a brief summary of the staff report. No questions were posed from the Commission to Toby Brown. Robin Dykstra was present to speak and answer questions regarding the application. Commissioner Green asked the applicant if the facility will have fencing. The applicant responded not at this time but may in the future. No further questions were posed from the Commission. Commissioner Scott then opened the floor to public comment. Hearing none, Commissioner Scott 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 public utility facility (meter building) shall adhere to the submitted site plan.
   2. The public utility facility (meter building) may not exceed 384 square feet.
   3. That at least ninety percent of the required front yard setback shall be landscaped and maintained with grass or other living ground cover except for

that portion of the front yard which is paved for the driveway or off-street parking. One tree per fifty feet of lot width is required. No more than twenty-five percent of the required trees may be deciduous ornamental, evergreen, or coniferous trees.
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.

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

2) **Application:** USE-0049-2025: Conditional use permit to exceed 20,000 square feet of total warehouse building area (requesting 22,500 square feet) on the property described as Tract 12, Southwest Industrial Park, E1/2 SE1/4, Section 24-T100N-R51W.
Applicant: Max Barnett
Property Owner: Barnett Properties, LLC
Location: 27095 Thomas Avenue

Toby Brown introduced the application and presented a brief summary of the staff report. Toby Brown then answered questions from various Commission members, explaining the details of condo storage units and how they apply to this application. Max Barnett was present to speak and answer questions about the application. He addressed questions regarding covenants, regulations, and individual uses posed by various Commissioners. Commissioner Scott then opened the floor to public comment. Hearing none, Commissioner Scott 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 building locations shall adhere to the submitted site plan.
2. The total area of all warehouse buildings may not exceed 22,500 square feet.
3. That at least ninety percent of the required front yard setback shall be landscaped and maintained with grass or other living ground cover except for that portion of the front yard which is paved for the driveway or off-street parking. One tree per fifty feet of lot width is required. No more than twenty-five percent of the required trees may be deciduous ornamental, evergreen, or coniferous trees.
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.

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

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

1) Toby Brown stated that PD-0035-2025 was approved by the Board of Commissioners. Toby Brown also stated that the 2nd Reading/Public Hearing for PD-0037-2025 will be at next week's Board of Commissioners meeting (09.23.25). Toby

Brown further stated that at a briefing meeting with city staff and the city planning commission an agreement was discussed to allow for a combination of the planning commission meeting dates.

ADJOURNMENT

A motion was made by Commissioner Boots and seconded by Commissioner Sweeter to adjourn the meeting at 7:20 p.m. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

[MIN_FOOT]