

**Lincoln County Planning Commission
Meeting Minutes
February 17, 2026**

CALL TO ORDER AND ROLL CALL

The regular meeting of the Lincoln County Planning Commission was called to order by Chairperson Jongeling on February 17, 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 and Caden Lambka.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

- 1) Planning Commission Meeting of Monday, January 20, 2026.

Commissioner Jongeling asked if there were any changes to the meeting minutes from January 20, 2026. No one proposed any changes. A motion was made by Commissioner Green and seconded by Commissioner Sweeter to approve the meeting minutes from January 20, 2026. 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 Otten and seconded by Commissioner Sweeter to approve the meeting agenda, and postpone new business agenda item #2 to next month. After discussion, the motion was withdrawn by Commissioner Otten. A motion was made by Commissioner Green and seconded by Commissioner Scott to approve the meeting agenda with no changes. A roll call vote was taken. Yeas: Sweeter, Boots, Green, Scott, Jongeling. Nays: None. Abstain: Otten. 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) **USE-0001-2026:** Public hearing on application by NB Golf Cars for a Conditional Use Permit to allow a motor vehicle sales business on the property described as Tract 40A of Sky Haven Heights, NW1/4, Section 30-T100N-R50W, Delapre Township. The property address is 27412 Parklane Drive.

Toby Brown introduced the application and presented a brief summary of the staff report, recommending approval on behalf of County Staff. Commissioner Green asked questions regarding if the original building had a CUP, if multiple CUP's can exist on the same property, and if there is a current CUP for anything on the property. Toby Brown addressed and answered the questions posed by Commissioner Green. Toby Bertsch was present to speak and answer questions regarding the application on behalf of NB Golf Cars. Commissioner Boots asked about the difference between an LSV and a standard golf car. Toby Bertsch 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 Boots and seconded by Commissioner Green to approve the application with the following conditions:

1. The applicant shall operate the motor vehicle sales business within the parameters of the submitted site plan.
2. The motor vehicle sales business shall be limited to an LSV (Low Speed Vehicle) line of golf cars with titles.
3. There shall be no parking of LSV (Low Speed Vehicle) golf cars with titles within 15 feet of the front property line.
4. Available parking and loading shall be maintained in compliance with the Lincoln County Code of Ordinances.
5. 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.
6. Changes in the use of the existing building or the construction of a new building(s) or any plans to enlarge the facility in the future, would require the applicant to apply and receive a new Conditional Use Permit.

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

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

- 1) Election of Planning Commission Officers for 2026.

Commissioner Otten nominated Commissioner Jongeling to continue serving as the Chairperson. Commissioner Green seconded that motion. A roll call vote was taken. Yeas: Jongeling, Boots, Sweeter, Green, Scott, Otten. Nays: None. Motion carried.

Commissioner Green nominated Commissioner Scott to continue serving as Vice-Chairperson. Commissioner Boots seconded that motion. A roll call vote was taken. Yeas: Jongeling, Boots, Sweeter, Green, Scott, Otten. Nays: None. Motion carried.

Commissioner Boots motioned to keep Monty Derousseau and Collin Enstad as alternates. Commissioner Sweeter seconded that motion. A roll call vote was taken. Yeas: Jongeling, Boots, Sweeter, Green, Scott, Otten. Nays: None. Motion carried.

- 2) Potential Zoning Ordinance Text 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. Commissioner Jongeling then opened the floor to public input regarding the potential amendments to the Lincoln County Zoning Ordinance.

Sara Steever, Scot Montgomery, Michael Poppens, and Bethany Erck provided input regarding potential amendments to the transfer of building eligibilities. The Planning Commission continued discussion amongst themselves and wanted to continue public

input at the March 17, 2026 meeting.

Bethany Erck, Sara Steever spoke and read a statement on behalf of Andrew Nielson, Scot Montgomery, Beth Quail, Scot Montgomery spoke again, and Michael Poppens provided input regarding a potential non-accessory solar land use. The Planning Commission continued discussion amongst themselves and wanted to continue public input at the March 17, 2026 meeting.

ADJOURNMENT

A motion was made by Commissioner Green and seconded by Commissioner Otten to adjourn the meeting at 8:15 p.m. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

[MIN_FOOT]