

**Lincoln County Planning Commission
Meeting Minutes
March 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 March 17, 2026, at 6:30 p.m. in the Commissioner's Meeting Room of the Lincoln County Courthouse. Planning Commission members present were Monty Derosseau, Marlene Sweeter, Todd Boots, Betty Otten, Erik Scott, and Jerry Jongeling. The county staff present were Toby Brown, Caden Lambka, and Drew DeGroot.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

- 1) Planning Commission Meeting of Tuesday, February 17, 2026.

Commissioner Jongeling asked if there were any changes to the meeting minutes from February 17, 2026. No one proposed any changes. A motion was made by Commissioner Boots and seconded by Commissioner Scott to approve the meeting minutes from February 17, 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. Staff requested postponement of agenda item #2, USE-0006-2026. A motion was made by Commissioner Derosseau and seconded by Commissioner Boots to approve the meeting agenda, and postpone agenda item #2. A roll call vote was taken. Yeas: Sweeter, Boots, Derosseau, Scott, Jongeling, Otten. Nays: None. Motion carried.

PUBLIC INPUT ON NON-AGENDA ITEMS

Commissioner Jongeling opened the floor for public input on non-agenda items. Pam Shellum, Jason Vandentop, Sara Show (as an attorney representing her clients), Spencer Kittleson, Dione Erickson, Mccade Reynolds, Tharron Ockenga, Deb Sackett, Jared Fitzgerald, Bethany Erck, and Michael Pederson spoke regarding CAFOs. Commissioner Jongeling then closed the floor for public input on non-agenda items.

PUBLIC HEARINGS

- 1) **RZNE-0005-2026:** Public hearing on application by Michael Swenson for a Change of Zone of a portion (approximately 1.01 acres) of the property described as the East 318.5 feet of the South 375 feet of the South Half of the Southeast Quarter of the Southeast Quarter (S1/2 SE1/4 SE1/4), (Except Lot H-1 thereof), Section 15-T98N-R49W, Canton Township from the C Commercial District to the A-1 Agricultural District. The property address is 28199 West Avenue.

Toby Brown introduced the application and presented a brief summary of the staff report. Commissioner Derosseau asked if the applicant is the proprietor of the house. Toby Brown addressed and answered the questions posed by Commissioner Derosseau. Michael Swenson was present to speak and answer questions regarding his application. No questions were asked by 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 Derosseau to recommend approval of the application to the Board of County Commissioners.

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

- 2) **USE-0006-2026:** Public hearing on application by Milk and Honey Holdings, LLC / Cedar Lane dairy, LLC for a Conditional Use Permit to construct a new Class A (6,200 head) mature dairy cow confinement on the property described as the Northeast Quarter (NE1/4), Section 15-T97N-R50W, Lincoln Township. The parcel identification is 097.50.15.1000.

Item postponed.

- 3) **USE-0007-2026:** Public hearing on application by East River Electric Power Cooperative for a Conditional Use Permit to construct an electrical substation on the property described as the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) (Except Lots H-1 & H-2 and Tract 1 of Dodds Addition), Section 29-T100N-R49W, Springdale Township. The parcel identification is 100.49.29.1000.

Toby Brown introduced the application and presented a brief summary of the staff report. Commissioner Jongeling asked a question regarding driveway access on the property. Toby Brown addressed and answered the questions posed by Commissioner Jongeling. Jerae Wire was present to speak and answer questions regarding the application on behalf of East River Electric Power Cooperative. Commissioner Scott asked questions regarding changes to the application from the prior 2007 approval. Jerae Wire addressed and answered questions posed by Commissioner Scott. Commissioner Jongeling then opened the floor to public comment. Jesse Vandestroet, Jordan Bolkema, and William Wines spoke in opposition. A motion was made by Commissioner Boots and seconded by Commissioner Derosseau to approve the application with the following conditions:

1. That building permits or other applicable land use permits for all proposed applicable structures and uses be obtained that meet all applicable zoning and building requirements.
2. That the proposed project be constructed and used consistent with the submitted Conditional Use Permit Application and Site Plan.
3. 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.
4. Planting screens shall be maintained in a neat and healthy condition with plantings that have died being replaced within the current or next growing season.
5. That adequate measures be taken to minimize or control offensive odor, fumes, dust, noise, or vibrations so that none of these will constitute a nuisance.
6. Substantial changes in the proposed applicable structures and use or any plans to enlarge the facility in the future would require the applicant to apply for and receive a new Conditional Use Permit.

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

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

1) 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 Sections 154.058(Z)/154.178(P) - building eligibility transfer, a proposed new land use - non-accessory solar system, and a discussion for a recommendation regarding data centers as requested by the Board of Commissioners. Commissioner Jongeling then opened the floor to public input regarding the potential amendments to the Lincoln County Zoning Ordinance.

Tony Ventura and Sara Steever provided input regarding potential amendments to the transfer of building eligibilities and right-to-farm covenants. Dan Nothdurft's letter was read aloud by Commissioner Jongeling regarding the potential amendment. The Planning Commission continued discussion amongst themselves and wanted to continue public input at the April 20, 2026 meeting.

Sara Steever and Beth Quail provided input regarding a potential non-accessory solar system land use. The Planning Commission continued discussion amongst themselves and wanted to continue public input at the April 20, 2026 meeting.

Sara Steever provided input regarding data centers. The Planning Commission continued discussion amongst themselves and wanted to continue public input at the April 20, 2026 meeting.

ADJOURNMENT

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