

**Lincoln County Planning Commission
Meeting Minutes
April 20, 2026**

CALL TO ORDER AND ROLL CALL

The regular meeting of the Lincoln County Planning Commission was called to order by Chairperson Jongeling on April 20, 2026, at 6:30 p.m. in the Commissioner's Meeting Room of the Lincoln County Courthouse. Planning Commission members present were Monty Derosseau, Seth Moser, Marlene Sweeter, Betty Otten, Erik Scott, and Jerry Jongeling. The county staff present were Toby Brown and Drew DeGroot.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

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

Commissioner Jongeling asked if there were any changes to the meeting minutes from March 17, 2026. No one proposed any changes. A motion was made by Commissioner Derosseau and seconded by Commissioner Sweeter to approve the meeting minutes from March 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. A motion was made by Commissioner Sweeter and seconded by Commissioner Derosseau to approve the meeting agenda. A voice call 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. Jared Stearns spoke regarding a potential ordinance amendment to regulations for CAFOs. Commissioner Jongeling then closed the floor for public input on non-agenda items.

PUBLIC HEARINGS

- 1) **USE-0011-2026:** Public hearing on application by NorthWestern Energy for a Conditional Use Permit to construct and operate a Public Utility Facility (Renewable Natural Gas) on the property described as the South Half of the Northwest Quarter (S1/2NW1/4) of Section 19, Township 96 North, Range 48 West of the 5th P.M., Lincoln County, South Dakota.

Toby Brown introduced the application and presented a brief summary of the staff report. Commissioner Scott asked a question regarding if there were any similar facilities in the county. Toby Brown addressed and answered the questions posed by Commissioner Scott. Landon Schulte was present to speak and answer questions regarding the application on behalf of Northwestern Energy. Commissioner Scott asked questions regarding what future approvals and infrastructure may be needed for the

project. Landon Schulte addressed and answered questions posed by Commissioner Scott. Commissioner Jongeling then opened the floor to public comment. Hearing none, Commissioner Jongeling then closed the floor to public comment. A motion was made by Commissioner Derosseau and seconded by Commissioner Moser 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. 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.
5. Substantial changes in the proposed applicable structures and use or any plans to enlarge the public utility facility (renewable natural gas) in the future would require the applicant to apply for and receive a new Conditional Use Permit.
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: Jongeling, Moser, Sweeter, and Derosseau. Nays: None. Abstain: Otten, and Scott. Motion carried.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

1)

Request to amend the Lincoln County Code of Ordinances, Sections 154.058(Z) and 154.178(P) – transfer of a building eligibility.

Toby Brown introduced a discussion with the Planning Commission related to a draft for amendments to Sections 154.058(Z)/154.178(P) of the Lincoln County Zoning Ordinance. Toby Brown addressed questions posed by various Commissioners related to the draft. Commissioner Jongeling then opened the floor to public input. Tony Ventura, Rodney Miles, Bethany Erck and Dione Erickson 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 May 18, 2026 meeting.

2)

Request to amend the Lincoln County Code of Ordinances, Sections 154.058(FF) and 154.254 – non-accessory solar energy system.

Toby Brown introduced a discussion with the Planning Commission related to a draft for amendments to Sections 154.058(FF) and 154.254 of the Lincoln County Zoning Ordinance. Toby Brown addressed questions posed by various Commissioners related to the draft. Commissioner Jongeling then opened the floor to public input. Sara Steever, Bethany Erck, Dione Erickson, 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 May 18 , 2026 meeting.

3)

Review and discussion of possible amendments to the Lincoln County Code of Ordinances for data centers.

Toby Brown introduced a discussion with the Planning Commission related to data centers and the current county regulations for such land uses. Specifically, detailing applicable procedures and existing guardrails within the Lincoln County Code of Ordinances and the Connecting Lincoln County 2050 Comprehensive Plan. Toby Brown addressed questions posed by various Commissioners. Commissioner Jongeling then opened the floor to public input. Sara Steever and Bethany Erck, provided input regarding data centers. The Planning Commission continued discussion amongst themselves. No action was taken.

Commissioner Scott then inquired regarding the expiration of Conditional Use Permit Applications. The Board then discussed the issue, and posed questions to Toby Brown. Toby Brown addressed and answered questions posed to him. Jared Stearns spoke regarding the issue.

4)

Revised Lincoln County Planning Commission Bylaws.

Toby Brown introduced potential Bylaw Amendments to the Planning Commission Bylaws. Toby Brown explained the proposed changes.

A motion was made by Commissioner Derausseau and seconded by Commissioner Sweeter to approve the Amended Bylaws. Bethany Erck provided input on the amended bylaws. A roll call vote was taken. Yeas: Jongeling, Moser, Sweeter, Derausseau, Scott, and Otten. Nays: None. Motion carried.

ADJOURNMENT

A motion was made by Commissioner Scott and seconded by Commissioner Sweeter to adjourn the meeting at 8:56 p.m. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

[MIN_FOOT]