

**Lincoln County Planning Commission
Meeting Minutes
May 18, 2026**

CALL TO ORDER AND DETERMINATION OF QUORUM

The regular meeting of the Lincoln County Planning Commission was called to order by Chairperson Jongeling on May 18, 2026, at 6:30 p.m. in the Commissioner's Meeting Room of the Lincoln County Courthouse. Planning Commission members present were Seth Moser, Marlene Sweeter, Todd Boots, Erik Scott, Jim Schmidt, 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, April 20, 2026.

Commissioner Jongeling asked if there were any changes to the meeting minutes from April 20, 2026. No one proposed any changes. A motion was made by Commissioner Scott and seconded by Commissioner Sweeter to approve the meeting minutes from April 20, 2026. A roll call vote was taken. Yeas: Moser, Sweeter, Scott, Jongeling. Nays: None. Abstain: Boots. Motion carried.

APPROVAL OF AGENDA

Commissioner Jongeling asked for a motion to approve the meeting agenda. A motion was made by Commissioner Boots 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 Jongeling opened the floor for public input on non-agenda items. Hearing no comments, Commissioner Jongeling then closed the floor for public input on non-agenda items.

CONSIDERATION OF UNFINISHED BUSINESS

No unfinished business was discussed.

CONSIDERATION OF NEW BUSINESS

- 1) **USE-0016-2026:** Public hearing on application by The Towers, LLC for a Conditional Use Permit to allow a Telecommunications Tower on the property described as the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) of Section 14, Township 97 North, Range 49 West of the 5thP.M., Lincoln County, South Dakota.

Toby Brown introduced the application and presented a brief summary of the staff report, recommending approval on behalf of staff. No questions were asked by the Commission. Woody Krog was present to speak and answer questions regarding the application on behalf of The Towers, LLC. No questions were posed by the Commission. Commissioner Jongeling then opened the floor to public comment. Hearing none for or against, Commissioner Jongeling then closed the floor to public comment. A motion was made by Commissioner Scott and seconded by Commissioner Boots 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. A fence, six feet in height, shall be erected around the exterior of the leased site area and maintained sufficiently.
5. 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: Moser, Sweeter, Boots, Scott, and Jongeling. Nays: None. Motion carried.

- 2) **USE-0017-2026:** Public hearing on application by Andy Jorgensen for a Conditional Use Permit to allow Fireworks Sales on the property described as Tract 3B of Poppenga's Addition in the Southwest Quarter (SW1/4) of Section 28, Township 99 North, Range 51 West of the 5thP.M., Lincoln County, South Dakota.

Toby Brown introduced the application and presented a brief summary of the staff report, recommending approval on behalf of staff. Commissioner Moser asks if the approval is for a one-time use. Toby Brown addressed and answered questions from Commissioner Moser. Andy Jorgenson was present to speak and answer questions regarding the application. No questions were posed by the Commission. Commissioner Jongeling then opened the floor to public comment. A letter from the City of Lennox in opposition to the application was read aloud by Commissioner Jongeling. Hearing no further comment for or against, Commissioner Jongeling then closed the floor to public comment. A motion was made by Commissioner Scott 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 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. Firework sales are not to exceed nine (9) total days.
4. Temporary and portable signs may be used on the property in conformance with Section 154.321.
5. Temporary and portable signs shall not be placed in the public right-of-way
6. All employee, customer, and delivery parking shall be provided on-site in the designated area. Parking on public roads or in road right-of-way is prohibited.
7. The permit holder is responsible for compliance with all Federal, State, and Local rules, regulations, and permitting requirements.

A motion to amend the main motion was made by Commissioner Scott and seconded by Commissioner Boots to add an eighth condition, stipulating that “The Planning Commission shall review the Conditional Use Permit within one year”. A roll call vote was taken. Yeas: Moser, Sweeter, Boots, Scott, and Jongeling. Nays: None. Motion carried.

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

OTHER 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 rough draft for potential amendments to Sections 154.058(Z) and 154.178(P) - building eligibility transfer. Toby Brown described the issue thoroughly, and addressed questions posed by various Commissioners related to the issue. Commissioner Jongeling then opened the floor to public input regarding the potential amendments to the Lincoln County Zoning Ordinance.

Tony Ventura, Rodney Miles, and Sara Steever provided input regarding potential amendments to the transfer of building eligibilities. The Planning Commission continued discussion amongst themselves. After discussion, a motion was made by Commissioner Boots and seconded by Commissioner Scott to recommend the Board of Commissioners to review two potential amendments to sections 154.058(Z) and 154.178(P). The first option would be to remove the same owner standard only. The second option would be to remove the same owner standard and restrict the transfer to only within the same township.

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

- 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 rough draft for potential amendments to Sections 154.058(FF) and 154.254 - non-accessory solar energy system. Toby Brown described the issue thoroughly, and addressed questions posed by various Commissioners related to the issue. Commissioner Jongeling then opened the floor to public input regarding the potential amendments to the Lincoln County Zoning Ordinance.

Sara Steever, and Bethany Erck 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 June 15, 2026 meeting.

- 3) Review and discussion of possible amendments to the Lincoln County Code of Ordinances for concentrated animal feeding operations.

Commissioner Scott and Toby Brown described the issue thoroughly, and addressed questions posed by various Commissioners related to each issue. Commissioner Jongeling then opened the floor to public input regarding the potential amendments to the Lincoln County Zoning Ordinance.

Jared Stearns, Mason Renli, Tony Ventura, Dawn Butzer, Landon Renli, Harold Fluit, Harold Fluit Jr., Bathany Erck, Lynn Hurley, and Jared Kruger provided input regarding potential amendments to CAFO's. The Planning Commission continued discussion amongst themselves and wanted to continue public input at the June 15, 2026 meeting.

ADJOURNMENT

A motion was made by Commissioner Scott and seconded by Commissioner Moser to adjourn the meeting at 8:58 p.m. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

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