

CALL TO ORDER

The regular meeting of the Lincoln County Planning Commission was called to order by Chairman Jongeling on October 18, 2021 at 6:30 p.m. in the Commission Meeting Room of the Lincoln County Courthouse.

ROLL CALL

Planning Commission members present were Collin Enstad, Wendi Hogan, Erik Scott, Michael Poppens (arrived at 6:36pm), and Chairman Jerry Jongeling. Staff present were Toby Brown and Jennifer Cleveland.

APPROVAL OF THE MEETING MINUTES

- 1) Chairman Jongeling called for any comments or corrections to the minutes. No one raised any comments or corrections. A motion was made by Commissioner Scott and seconded by Commissioner Hogan to approve the meeting minutes from September 20, 2021. A roll call vote was taken. Yeas: Enstad, Hogan, Scott, and Jongeling. Nays: None. Motion carried.

APPROVAL OF THE MEETING AGENDA

Chairman Jongeling asked if there were any changes to the meeting agenda. No one proposed any changes. A motion was made by Commissioner Hogan and seconded by Commissioner Enstad to approve the meeting agenda. A roll call vote was taken. Yeas: Enstad, Hogan, Scott, and Jongeling. Nays: None. Motion carried.

PUBLIC INPUT ON NON-AGENDA ITEMS

Chairman Jongeling opened the floor for public comment and no one moved to speak.

OLD BUSINESS

No unfinished business was discussed.

PUBLIC HEARINGS

- 1) Toby Brown presented a brief summary of the staff report. Leonard Decker was present on behalf of Grand Valley Properties LLC to discuss the application. Chairman Jongeling opened the floor for public comment. Tony Ventura spoke in opposition to the application. Hearing no additional comments, Chairman Jongeling closed the floor to public comment. Commissioner Scott motioned to table the application until the next regular meeting on November 15, 2021. The motion was seconded by Commissioner Enstad. A roll call vote was taken. Yeas: Enstad, Hogan, Scott, Poppens, and Jongeling. Nays: None. Motion carried.
- 2) Toby Brown presented a brief summary of the staff report. Rahn Pederson was present to discuss the application. Chairman Jongeling opened the floor for public comment. Hearing none, he closed the floor to public comment. A motion was made by Commissioner Hogan to approve the application with the seven staff recommended conditions and an additional condition that no vehicles for sale shall be displayed in front of the building. The motion was seconded by Commissioner Poppens. To read as follows:
 1. The Conditional Use Permit applies only to the use/operation motor vehicle sales on the subject property. The Conditional Use Permit only applies to the subject property of 27050 Sunset Boulevard, Unit #4, being approximately 1.30 acres in

size and legally described as Tract 25, Southwest Industrial Park, NE1/4 SE1/4, Section 24-T100N-R51W.

2. No motor vehicles in disrepair or waiting to be repaired shall be stored outside unscreened.
3. No outside storage of equipment, parts, or materials shall be permitted.
4. All junk, debris, and other discarded items must be promptly removed from the site.
5. All employees, customers, and vehicles for sale shall park on-site and in designated spaces.
6. There shall be no indication of offensive noise, odor, smoke, dust or glare at or beyond the property line.
7. Appropriate building/zoning permits shall be obtained.
8. No vehicles for sale shall be displayed in front of the building.

A roll call vote was taken. Yeas: Enstad, Hogan, Scott, Poppens, Jongeling. Nays: none. Motion carried.

- 3) Toby Brown presented a brief summary of the staff report. Kory Davis was present on behalf of Platinum Properties LLC to discuss the application. Chairman Jongeling opened the floor for public comment. Ryan Abel and Chris Gesling spoke in opposition to the application. Hearing no further comments, Chairman Jongeling closed the floor to public comment. A motion was made by Commissioner Poppens and seconded by Commissioner Hogan to approve the application with the recommended conditions:

1. The Conditional Use Permit applies only to the transfer of one (1) building eligibility from Parcel ID: 100.50.58.1000 (portion) to Parcel ID: 100.50.58.2010.
2. A right-to-farm notice covenant shall be placed on the deed prior to issuance of a building permit for a single-family dwelling.

A roll call vote was taken. Yeas: Enstad, Hogan, Poppens, Jongeling. Nays: None. Commissioner Scott abstained. Motion carried.

- 4) Toby Brown presented a brief summary of the staff report. Travis Hofer was present to discuss the application. Chairman Jongeling opened the floor to public comment. Hearing none, he closed the floor. A motion was made by Commissioner Scott and seconded by Commissioner Enstad to approve the application with the recommended conditions:

1. The Conditional Use Permit applies only to the placement of a manufactured home on the subject property. The Conditional Use Permit only applies to the subject property of Tract 3, Kroger's Addition, NW1/4, Section 28-T98N-R51W.
2. A building/septic system permit shall be obtained prior to placement of the manufactured home.
3. The manufactured home must comply with all requirements of Article 12.05(C) of the 2009 Revised Zoning Ordinance for Lincoln County.

A roll call vote was taken. Yeas: Enstad, Hogan, Scott, Poppens, Jongeling. Nays: None. Motion carried.

NEW BUSINESS

Toby Brown notified that staff had received an application within the Joint Jurisdiction Area and there would be a regular meeting of the Joint Planning Commissions next month. No other new business was discussed.

ADJOURNMENT

A motion was made to adjourn the meeting at 7:18 p.m. by Commissioner Scott and seconded by Commissioner Enstad. A voice vote was taken. Yeas: All. Nays: None. Motion carried.