

CALL TO ORDER

The Lincoln County Planning Commission regular meeting was called to order by Chairman Jongeling on June 21, 2021 at 6:30 p.m. in the Commission Meeting Room of the Lincoln County Courthouse.

ROLL CALL

Commission members Wendi Hogan, Colin Enstad, Mark Johnson, Jerry Jongeling, Erik Scott and Mike Poppens (arrived at 7:09 p.m.) were present. Additionally present were Toby Brown and Jen Cleveland from County Planning.

APPROVAL OF THE MEETING MINUTES

- 1) MOTION by Scott and seconded by Hogan to approve the minutes from May 17, 2021. Ayes: Enstad, Hogan, Johnson, Scott, Jongeling. Motion carried.

APPROVAL OF THE MEETING AGENDA

MOTION by Hogan and seconded by Johnson to approve the agenda. Ayes: Enstad, Hogan, Johnson, Scott, Jongeling. Motion carried.

PUBLIC INPUT ON NON-AGENDA ITEMS

None.

OLD BUSINESS

None.

PUBLIC HEARINGS

- 1) Toby Brown gave an overview of the application and noted the property is located within the growth area of the City of Tea and meets their comprehensive plan. Dennis Verhey discussed his plans for the structure relating to his business. Jongeling opened the floor for public comment; hearing none he closed the floor. MOTION by Scott, seconded by Enstad to recommend approval of the rezone application to the Board of Commissioners. Ayes: Enstad, Hogan, Johnson, Scott, Jongeling. Motion carried.
- 2) Toby gave an overview of the application and noted the application does not meet the Lincoln County Comprehensive plan and is not under the subdivision authority of a municipality. John Schwartzle noted he felt the development was a good fit for the location. JSA Engineering was present to answer questions on behalf of the applicant about the planned retention ponds and drainage. Jongeling opened the floor for public comment; property owners to the East and North voiced concerns regarding how the development would increase drainage and water runoff issues. Additional questions were asked regarding culverts, wells, and whether the ponds would be filled and the potential increases in mosquitos due to the ponds. A member of the Road District to the east spoke in opposition of the proposed Meadowlark Street being continued into the new development due to bus traffic. Toby Brown read a letter from Jason Tinklenberg on behalf of The Bluffs at Spring Creek voicing concern about how the development would increase drainage to the North and noted they have just completed a large road project in their development. Hearing no further comment, Jongeling closed the floor. MOTION by Johnson and seconded by Scott to recommend approval of the rezone application to the Board of Commissioners. Ayes: Johnson. Nays: Enstad, Hogan, Scott, Poppens, Jongeling. Motion failed.

- 3) Toby Brown gave an overview of the application and noted staff recommends approval with the following conditions: 1. The Conditional Use Permit only applies to the operation of an Agriculturally-Related Operation - Seed Sales at the subject property. 2. The subject property shall not have unscreened outdoor storage. Any fencing installed shall be completely opaque. 3. There shall be no indication of offensive noise, odor, smoke, dust or glare at or beyond the property line. 4. That all vehicles associated with the use shall be parked off-street and entirely upon the parcel on which the use is operated. 5. The applicant shall submit a signed detailed site plan drawing from a South Dakota Licensed Surveyor or Engineer of the subject property and proposed project. Building permits shall also be obtained after the site plan drawing is approved. Staff also noted a similar application by the applicant had recently been approved by the Planning Commission on a different property. David Kuper noted that the application is the exact same as previously approved but on a new parcel due to being unable to complete the purchase of the previous planned property. Jongeling opened the floor for public comment; hearing none he closed the floor. MOTION by Scott and seconded by Enstad to approve with the recommended conditions. Ayes: Enstad, Hogan, Johnson, Scott, Poppens, Jongeling. Motion carried.
- 4) Toby Brown gave an overview of the application and noted staff recommends approval with the following conditions: 1. The Conditional Use Permit (USE-0059-2021) only applies to the operation of a Warehousing, Outdoor Storage use at the subject property. 2. The subject property shall not have unscreened outdoor storage. Any fencing installed shall be completely opaque. 3. There shall be no indication of offensive noise, odor, smoke, dust or glare at or beyond the property line. 4. All internal drives shall remain open for emergency vehicles and vehicle maneuvering. 5. Vehicles stored on-site shall not be posted with "For Sale" signage on them. 6. No vehicle or equipment repairs shall be permitted on-site. 7. Lighting used for outdoor illumination shall be installed so the light does not shine upward nor light adjoining properties. 8. Except for the storage of RV's, campers, and automobiles, no other storage of materials or equipment shall be allowed on the site. 9. No grey or black water dumping shall be allowed on the site without a dump station that meets all requisite standards and regulations for the location. 10. Security fencing shall be installed around the perimeter of the outdoor storage facility. 11. The applicant shall submit a detailed site plan drawing approved by the City of Tea of the subject property and proposed project. Building/zoning permits shall also be obtained after the site plan drawing is approved. Walter Portz discussed planned security measures for the site and commented that opaque fence creates more potential for crime. Jongeling opened the floor for public comment; hearing none he closed the floor. MOTION by Poppens to approve and seconded by Scott to approve with recommended conditions. Ayes: Enstad, Hogan, Johnson, Scott, Poppens, Jongeling. Motion carried.
- 5) Toby gave an overview of the application and noted staff recommends approval of the preliminary subdivision plan of Long Meadows Estates at Spring Creek Addition, subject to a revised preliminary plan addressing staff comments. John Schwartzle noted that they felt the development was a good fit for the area. Jongeling opened the floor for public comment. Craig Morris inquired as to whether the development would have streetlights. Hearing no further comment, Jongeling closed the floor. MOTION by Johnson and seconded by Poppens to approve the Preliminary

Subdivision Plan. Ayes: Enstad, Johnson, Scott, Poppens. Nays; Hogan and Jongeling. Motion carried.

- 6) Toby Brown gave an overview of the application and noted that staff recommends approval of the preliminary subdivision plan of LaValley Business Park Phase 2, subject to a revised preliminary plan addressing staff comments. Dennis Klinghagen noted that this is the last phase of the LaValley Business Park.
Jongeling opened the floor for public comment; hearing none he closed the floor.
Motion by Scott, seconded by Poppens to recommend approval. Ayes: Enstad, Hogan, Johnson, Poppens, Scott, Jongeling. Motion carried.
- 7) Toby Brown gave an overview of the application and noted the plan does not include dedicated right-of-way and the cul-de-sac planned is longer than the 500' standard. Richard Peters and Scott Lavoy with DGR Engineering noted that the roads would be owned by the property owners and maintained by an Homeowners Association through dues. Lavoy also noted that proposed Lot 12 has wetlands on the property and that presents difficulties for additional access to the development.
Jongeling opened the floor to public comment, hearing none he closed the floor.
MOTION by Poppens, seconded by Scott to table the application until the next Planning Commission meeting. Ayes: Enstad, Hogan, Johnson, Poppens, Scott, Jongeling. Motion carried.
- 8) Toby Brown gave an overview of the amendment options as proposed, noting that the amendment options would need further discussion. Commission members discussed what would be defined as "Agri-tourism" and "Farm related business". Commissioner Poppens offered comment that he would not support allowing agricultural workforce housing.
Jongeling opened the floor to public comment, hearing none he closed the floor. A joint work session between the Planning Commission and Board of Commissioners was discussed.
MOTION to table by Scott, seconded by Johnson. Ayes: Enstad, Hogan, Johnson, Poppens, Scott, Jongeling. Motion carried.

NEW BUSINESS

None.

ADJOURNMENT

MOTION by Scott and seconded by Enstad to adjourn at 9:22 p.m. Ayes: Enstad, Hogan, Johnson, Poppens, Scott, Jongeling. Motion carried.