

CALL TO ORDER AND ROLL CALL

The Lincoln County Planning Commission regular meeting was called to order by Chairman Gary Pashby on January 19, 2021 at 6:30 p.m. in the Commission Meeting Room of the Lincoln County Courthouse, with commission members Colin Enstad, Wendi Hogan, Jerry Jongeling, Tiffani Landeen, and Erik Scott present. Additionally present were Toby Brown and Joan Doss from County Planning.

APPROVAL OF MINUTES

- 1) Planning Commission Meeting - December 21, 2020 (Joan Doss)
MOTION by Landeen and seconded by Hogan to approve the meeting minutes from December 21, 2020. Ayes; Enstad, Hogan, Jongeling, Landeen, Scott, and Pashby. Motion carried.

APPROVAL OF AGENDA

MOTION by Jongeling and seconded by Landeen to approve the agenda. Ayes; Enstad, Hogan, Jongeling, Landeen, Scott, and Pashby. Motion carried.

OPPORTUNITY FOR PUBLIC COMMENT NOT INVOLVING ITEMS ON THE AGENDA

No comments were heard.

PUBLIC HEARINGS –

- 1) Application: USE-0108-2020: Conditional Use Permit for the transfer of three (3) building eligibilities. The original parcel is described as the SE1/4 except Larsgaards Tract 2, in Section 20-T97N-R48W of the 5th Principal Meridian, Lincoln County, South Dakota. The receiving parcel is described as Larsgaards 3rd Addition in the S1/2SW1/4 in Section 17-T97N-R48W of the 5th Principal Meridian, Lincoln County, South Dakota. Applicant/Owner: Charles and Brenda Larsgaard
Location: Northeast corner of the intersection of 288th Street and 483rd Avenue – Canton (Toby Brown)
Toby Brown gave an overview of the application and listed the recommended conditions as follows: 1. The permit transfers three (3) building eligibilities to the property described as Larsgaards 3rd Addition in the S1/2SW1/4 in Section 17-T97N-R48W of the 5th Principal Meridian, Lincoln County, South Dakota. 2. No eligibilities remain on the property described as SE1/4 except Larsgaards Tract 2, in Section 20-T97N-R48W of the 5th Principal Meridian, Lincoln County, South Dakota. 3. A right-to-farm notice covenant shall be placed on the deed prior to the issuance of a building permit for the single-family dwelling.
Charles Larsgaard, the owner, noted the new location for the eligibilities would be more preferable than current location.
Pashby asked for public comment; hearing none he closed the floor
MOTION by Enstad and seconded by Jongeling to approve with the recommended conditions and findings in the staff report. Ayes; Enstad, Hogan, Jongeling, Landeen, Scott, and Pashby. Motion carried.
- 2) Application: USE-0109-2020: Conditional Use Permit to allow outside storage. The property is described as Lot 1A of Tempo Addition in the N1/2SW1/4 of Section 24-T100N-R51W the 5th Principal Meridian, Lincoln County, South Dakota.
Applicant/Owner: Tom McKnelly/A & T Rentals
Location: 46916 Austin Street – Tea (Toby Brown)

Toby Brown gave an overview of the application and listed the recommended conditions as follows: 1. The use, outdoor storage, must be consistent with the Plans dated November 24, 2020, and the plans as presented to the City of Tea. 2. A Lincoln County Floodplain Development permit. The County may require revisions to the approved plans to meet the County's floodplain requirements. 3. Outdoor storage shall be screened from view by planting trees, a minimum of 6-feet tall, within 9 months of permit approval. 4. Compliance with all the conditions outlined in the county engineer's (WENCK) memo dated December 22, 2020.

Nathan Lund, applicant's engineer, noted this request would expand the existing parking area, they would additionally grade the lot to include a gutter to allow drainage from neighboring properties. He felt the requirements from the engineer's review memo would impede drainage. He additionally noted that the owner would like to install a perimeter fence instead of planting trees.

Jongeling asked Mr. Lund if the dumpsters were cleaned before storing. Mr. Lund confirmed, that yes the dumpsters were cleaned.

Pashby asked for public comment, hearing none he closed the floor.

Hogan asked about the flooding issues. Tom McKnelly, owner, noted it would likely impact the property to the east. Landeen noted the recommended conditions would address possible flooding issues on the property.

MOTION by Landeen and seconded by Jongeling to approve with the recommended conditions and findings in the staff report. Ayes; Enstad, Hogan, Landeen, and Pashby. Nays: Jongeling and Scott. Motion carried.

OLD BUSINESS

- 1) Application: PLAT-0082-2020: Preliminary Subdivision Plan for Porter's Eagle Ridge Estates. The property is currently described as SE1/4, except lot H-1, of Section 34-T100N-R49W of the 5th Principal Meridian, Lincoln County, South Dakota.

Applicant/Owner: Eric Willadsen/Carolyn Porter Trust

Location: Northwest corner of the intersection of 273rd Street and 480th Avenue – Harrisburg (Toby Brown)

Toby Brown noted this preliminary subdivision plan had previously been tabled due to missing information. He concluded that all required information has been received, and listed the recommended conditions as follows: 1. The Final Plans must be consistent with the Preliminary Plans dated January 8, 2021. 2. The County must approve the final plat within three years of preliminary plan approval or receive a written application for a time extension or the preliminary plan approval will be void.

MOTION by Hogan and seconded by Scott to to recommend approval with the recommended conditions and findings in the staff report. Ayes; Enstad, Hogan, Jongeling, Landeen, Scott, and Pashby. Motion carried.

OPEN DISCUSSION FOR COMMISSION MEMBERS FOR ISSUES NOT ON THE AGENDA

No comments were heard.

REPORT OF LINCOLN COUNTY BOARD OF COMMISSIONERS' REPRESENTATION

Commissioner Landeen noted the annual appointments have been made and a group has been formed to look at solutions for the courthouse.

NEW BUSINESS

- 1) Consideration of amendments to Planning Commission Bylaws (Toby Brown)

Toby Brown noted that Commissioner Michael Poppens has been designated as the county commission representative, and proposed amending the bylaws so the county board representative would be the chairperson and only vote on items in a tie. Additional proposed amendments would streamline the agenda.

MOTION by Landeen and seconded by Enstad to table until Commissioner Poppens is in attendance. Ayes; Enstad, Hogan, Jongeling, Landeen, Scott, and Pashby. Motion carried.

ADJOURNMENT

MOTION by Landeen and seconded by Jongeling to adjourn the meeting at 7:54 p.m.. Ayes; Enstad, Hogan, Jongeling, Landeen, Scott, and Pashby. Motion carried.