

Lincoln County Planning and Zoning
October 20, 2008 Minutes
6:00 p.m. at the Lincoln County Courthouse

The Lincoln County Planning and Zoning Commission met at 6:00 pm on Monday, October 20, 2008 for a workshop on the 1995 Revised Zoning Ordinance. Workshop participants were June Nusz, Craig Andersen, Darrel Sogn, Dick Portz, Chad Nelson, Jon Peters-GIS, Toby Brown-SECOG, Paul Aslesen-Director Planning and Zoning and Harvey Hoffman former Planning and Zoning Alternate.

The regular meeting was brought to order at 7:09 pm by Chairwoman June Nusz with members Andersen, Weeldreyer, Sogn, Molstad, Portz and Nelson reporting for duty at the Lincoln County Courthouse, Commissioners Room, 104 N Main Street, Canton, SD 57013.

Item 1: Role Call of members

a) **Agenda:** A motion was made by Weeldreyer and 2nd by Andersen to approve the October 20, 2008 agenda. Motion was unanimous.

b) **Minutes:** A motion was made by Molstad and 2nd by Portz to approve the minutes of the September 15, 2008 meeting. Motion was unanimous.

c) **Zoning Initiatives/Hearings:** None

d) **Rezoning Petitions:** None

e) **Rezoning Hearings:** None

f) Conditional Use Permit Applications:

1) **08-CUP-051** Petitioner is Tom Van Rooyen for the purpose of transferring a building eligibility from the W1/2 of the S1/2 SW1/4 to the E1/2 of the S1/2 SW1/4 in Section 32, Township 96, Range 48. "A". General address of 48340 SD Hwy 46, Hudson, SD 57034. A motion was made by Weeldreyer and 2nd by Portz to approve the request with stipulations as listed in Section 404 Ag Public Use District, Item Y:

a. There are no other dwellings on the quarter-quarter section from which the building eligibility is being transferred.

b. The transfer shall occur only between contiguous parcels under the same ownership, entirely within the "A" District;

c. Suitability as a building site based on following factors:

1. Agricultural productivity of the soil.

2. Soil restrictions or limitations.

3. Orientation of the building site(s) with respect to road circulation, access to public right-of-way

d. Minimum lot size of one acre, subject to larger lot size requirements when warranted by soil conditions

e. Quarter-quarter section from which building eligibility site is transferred shall continue in use as agricultural land or other present use authorized in the "A" District.

Motion was unanimous.

2) **08-CUP-052** Petitioner is Chris Loge for the purpose of operating a truck and trailer maintenance and repair business as well as some truck sales and leasing. At a legal description of Lot 1, Lund Addition, SE1/4 of SE1/4 (ex Lot H-1) & the W263' of the S1/2 of E892' of S 1650' of SE1/4 (Ex. Lund Addition) Section 31, Township 100, Range 50, Lincoln County SD. "C" Commercial District. A general address of 47086 273rd Street, Harrisburg, SD. A motion was made by Molstad and 2nd by Portz to approve the request with stipulations:

1. Provide inside storage for all non-end items

2. No parking of equipment in the ROW's or where the flow of traffic could be hindered or caused to be unsafe.

Motion was unanimous.

- 3) **08-CUP-053 Petitioner** is Paul Winterfeld for the purpose of home occupation/kennel for the purpose of raising purebred dogs. At a legal description of Part of the N1/2 of the SW1/4, Section 21, Township 96, Range 51. "A" Ag Public Use District. General address of 29468 466th Ave, Centerville, SD 57014. A motion was made by Portz and 2nd by Andersen to approve the request with stipulations:
 - a. Provide the county with any inspection results
 - b. Method(s) of nutrient disbursement
 - c. How petitioner will use best management practices to provide for the dogs.
 - d. County will receive a point of contact for inspections of the kennel.

Motion was unanimous.

- 4) **08-CUP-054** Petitioner is Lloyd Mundhenke for the purpose of transferring building eligibilities total of two (2) from NW1/4 SE1/4 and SW1/4 of SE1/4 to NE1/4 of Section 29, Township 98, Range 51. "A" Ag Public Use District. General address of Southeast Quarter at the intersection of 466th Ave and 284th St, Lennox, SD 57039. A motion was made by Weeldreyer and 2nd by Andersen to approve the request with stipulations:

- a. There are no other dwellings on the quarter-quarter section from which the building eligibility is being transferred.
- b. The transfer shall occur only between contiguous parcels under the same ownership, entirely within the "A" District;
- c. Suitability as a building site based on following factors:
 1. Agricultural productivity of the soil.
 2. Soil restrictions or limitations.
 3. Orientation of the building site(s) with respect to road circulation, access to public right-of-way
- d. Minimum lot size of one acre, subject to larger lot size requirements when warranted by soil conditions
- e. Quarter-quarter section from which building eligibility site is transferred shall continue in use as agricultural land or other present use authorized in the "A" District.

Motion was unanimous.

g) **Conditional Use Petition Revocation/Review:** None

h) **Conditional Use Petition Hearing:** None

i) **Site Plan Review:** None

j) **Variance:** None

k) **Preliminary Plans:** None

l) **Plats:** A motion was made by Weeldreyer and 2nd by Andersen to approve plats 1 thru 5. Plat number six, referred to as the Fink plat, was removed from the agenda. Motion was unanimous.

1. Beaver Bend Farm Tr 1 an Addition in Gov't Lot 1, Section 25, Township 96, Range 48 Lincoln County SD 5.47 Ac. Lincoln County SD
2. Tract A an Addition in the S1/2 of the SW1/4 of Section 32, Township 96, Range 48 Lincoln County, SD
3. Tract 1 of Nagel's Addition in the E1/2 NW1/4 of Section 25, Township 97, Range 49 Lincoln County SD
4. Arthur Estates in W1/2 NE1/4 of Section 32, Township 100, Range 50 Lincoln County SD

5. Tract 2, Tract 3 and Tract 4 of Mundhenke Addition in the SE1/4 of Section 29, Township 98,
Range 51 Lincoln County SD

5. **Fink plat**

Additional Items: 1) Zoning Ordinance Workshop **6:00 pm**-Minutes are recorded separately.

Respectfully submitted by:

Laurie Powell

Deputy

Lincoln County Planning & Zoning