

MINUTES
LINCOLN COUNTY PLANNING AND ZONING COMMISSION

January 20, 2009

6:00 PM Workshop, 7:00 pm Regular Meeting, Commission Room
Lincoln County Courthouse

The Lincoln County Planning and Zoning Commission met at 6:00 pm on Tuesday, January 20, 2009 for a workshop on the 1995 Revised Zoning Ordinance. Workshop participants were June Nusz, Chad Nelson, Darrel Sogn, Craig Andersen, Jason Melcher, and Dick Portz with Chuck Molstad arrived at 6:20 pm. Staff participants were, Paul Aslesen-Director Planning and Zoning, Jon Peters-GIS, Gregg Thompson-Compliance Officer, Laurie Powell-Deputy. Toby Brown-SECOG

ROLL CALL

The regular meeting was brought to order at 7:00 pm by Chairwoman June Nusz with members Molstad, Sogn, Andersen, Melcher, Portz and Nelson reporting for duty at the Lincoln County Courthouse, Commissioners Room, 104 N Main Street, Canton, SD 57013.

APPROVAL OF AGENDA – January 20, 2009 A motion was made by Andersen and seconded by Portz to approve the agenda as written. Motion was unanimous.

ITEM 1. APPROVAL OF MINUTES –A motion was made by Molstad and seconded by Andersen to approve the minutes of the December 15, 2008 meeting. Motion was unanimous.

A motion was made by Andersen and seconded by Sogn to approve the minutes of the December 22, 2008 Special Meeting. Motion was unanimous.

ITEM 2. PUBLIC HEARING FOR REZONING 09-REZ-001 Rezone from the “A” Ag Public Use District to “I” Industrial District. Date and Time January 20, 2009 at 7:30 pm

Reason for rezone: SDDOT Maintenance Facility

Legal Description: Plat of Lot B SE1/4 SW1/4 of Section 18, Township 98, Range 50

Location: NW Quadrant of I-29 and US Hwy 18 East (Exit 62)

Petitioner/Owner: Craig Smith- Area Engineer-SDDOT

General Information

Present Zoning: “A” Ag Public Use District

Existing Land Use: Agricultural

Parcel Size 11.23 Ac

Report By: Paul Aslesen

Staff Analysis:

1. **The effect upon the use and enjoyment of other property in the immediate vicinity for the uses already permitted, and upon property values in the immediate vicinity.**
No negative effect is anticipated.
2. **The effect upon the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.**
Use is compatible with the Lincoln County Comprehensive Plan.
3. **That utilities, access roads, drainage and/or other necessary facilities are provided.**

Preliminary Plan will be provided.

4. That the off-street parking and loading requirements are met.

Will be provided on the Preliminary plan as well as addressed at such time as a Conditional Use Permit is applied for.

5. That measures are taken to control offensive odor, fumes, dust, noise, vibration, and lighting (inclusive of lighted signs), so that none of these will constitute a nuisance.

These items will be addressed by a Conditional Use Permit.

Recommendation:

Staff Review results indicate this rezoning is needed to provide an updated DOT maintenance facility. Staff recommends approval of this rezoning petition.

Public Testimony:

Alvin Bossman spoke in favor of the rezoning. Mr. Bossman sold the property to the SDDOT and owns the land surrounding it. He stated that he would be interested in selling more land from this site.

Action: A motion was made by Portz and seconded by Andersen to recommend approval of the Rezoning petition to the Lincoln County Board of Commissioners. The motion was unanimous.

ITEM 3 PLATS:

1. Tract 1 of Gilbertson's Addition in Government Lots 1 and 2 of Section 2, Township 96, Range 49, Lincoln County, South Dakota **Purpose of plat:** Transfer of ownership
2. Tract 1 of Lodes Addition in the SE1/4 of Section 19, Township 99, Range 48 **Purpose of plat:** To divide pasture land from farmland for sale purposes.

A motion was made by Andersen and seconded by Portz to approve the plats. The motion was unanimous.

ADDITIONAL ITEMS:

1. A motion was made by Andersen and seconded by Nelson to set date and time for a Public Hearing on the 1995 Revised Zoning Ordinance. Date and time was set for February 17, at 6:00 pm Lincoln County Courthouse, Commissioner's Room.
2. Review of Planning and Zoning By-Laws –several revisions will be made regarding language of the document.
3. A motion was made by Nelson and seconded by Sogn to recommended updates and modifications of the Official 1995 Revised Zoning Map to the Lincoln County Commissioners for adoption. Motion was unanimous.

Chairwoman June Nusz acknowledged Jon Peters-GIS and the Staff of Planning and Zoning for all the hard work that was put into researching and creating the updated Official 1995 Revised Zoning Map.

A motion was made by Molstad to adjourn the meeting and seconded by Portz. Motion was unanimous.

Respectfully submitted by:

Laurie Powell
Deputy
Lincoln County Planning & Zoning