

**Minutes**  
**LINCOLN COUNTY PLANNING AND ZONING COMMISSION**  
**June 20, 2011**

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

**ROLL CALL** The regular meeting of the Lincoln County Planning and Zoning Commission was brought to order on June 20, 2011 at 7:00 pm by Chairman Craig Andersen with members June Nusz, Chad Nelson, Darrel Sogn, Ron Larson, Ron Albers and County Commissioner Dave Gillespie in attendance at the Lincoln County Courthouse, Commissioner's Meeting Room, 104 N Main, Canton, SD 57013.

Staff members present were Paul Aslesen –Director and Laurie Lundquist-Deputy Director

**ITEM 1. APPROVAL OF AGENDA** –A motion was made by Albers and seconded by Larson to approve the agenda for June 20, 2011. The motion was unanimous.

**ITEM 2. APPROVAL OF MINUTES** – A motion was made by Nelson to approve the minutes of May 16, 2011 with a correction. The motion to approve the minutes of April 18 was made by Gillespie rather than Larson. The motion to approve with correction was seconded by Albers. The motion was unanimous.

**ITEM 3. CONDITIONAL USE PERMIT #11-CUP-014** For the purpose of operating an office/contractors shop and storage yard.

**Legal Description:** Lot 11, Block 2, Hagedorn Industrial Park Addition, South East quarter (SE1/4) Section 25, Township 100, Range 51, Lincoln County South Dakota

**Location:** 46986 Monty Street, Tea, South Dakota

**Petitioner/Owner:** Lewis & Clark Regional Water System/Dan Zulkosky

**General Information**

**Present Zoning:** "C" Commercial

**Existing Land Use:** "C" Commercial

**Parcel Size:** 1 Acre

**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.**  
*The Hagedorn Industrial Park Addition has a variety of like businesses located in the immediate vicinity. This business will be utilizing a vacated structure and property. The effect should be positive for the uses already permitted and should not create any negative effects on property values.*
  
- 2. The effect upon the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.**  
*No negative effect is anticipated in regards to the continued development and improvement of the development.*

**3. That utilities, access roads, drainage and/or other necessary facilities are provided.**

*The use is located on a parcel services by a developed street known as Monty. Currently, holding tanks provide for septic use with future services to be provided by the City of Tea, SD as they expand and eventually annex the development.*

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

*Parcel is large enough to meet the Lincoln County parking and loading requirements.*

**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.**

*No offensive activities listed above are anticipated. The use will be primarily for an office and some storage and maintenance of company vehicles and equipment.*

**Recommendation:**

*Staff recommends approval with the following stipulation 1. Outside storage of pliferable items must be secured*

**Action:** A motion was made by Nusz and seconded by Nelson to approve Conditional use permit 11-014 with staff recommended stipulation. The motion was unanimous.

**ITEM 4. CONDITIONAL USE PERMIT 11-CUP-015** For the purpose of moving a manufactured home onto an existing pad and site adjacent to farmhouse.

**Legal Description:** NW1/4 \*Ex part sold\* Section 29, Township 100, Range 49

**Location:** 27124 477<sup>th</sup> Ave, Harrisburg, SD

**Petitioner/Owner:** Pamela Harris/Harris Family Partnership

**General Information**

**Present Zoning:** Ag

**Existing Land Use:** Ag

**Parcel Size:** 143.54 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.**

*The applied for use is located on a farm in rural Lincoln County and will provide housing for a family member to aid and assist a family member living on site. This is an existing site and was used for a mobile home previously with no negative reports on record that might have impacted other property in the area.*

**2. The effect upon the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.**

*The area is primarily agriculture in use with a few single family residences on secluded acreages of farmsteads. Area is outside the growth area of any municipalities and not subject to residential or other development.*

**3. That utilities, access roads, drainage and/or other necessary facilities are provided.**

*Utilities are available.*

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

*Single family residential should not need much parking and or loading spaces.*

**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.**

*No nuisances are anticipated.*

**Recommendation:**

*Staff recommends approval with following stipulations located on page 58 for a Conditional Use:*

A manufactured home may be considered for a conditional use as specified in the district regulations only if the following requirements are met:

1. The structure shall have been constructed on or after July 15, 1976.
2. The exterior dimensions of the structure, measured by excluding overhangs, shall not be less than 22 feet.
3. The structure shall be supported by a foundation system consisting of walls along the perimeter and piers on the interior. All foundation walls and piers shall extend a minimum of 42 inches below final grade.
4. The roofing and siding material shall be consistent with the material used in site-built dwellings.
5. The roof pitch shall not be less than a 3 in 12 slope.

Paul Aslesen represented Ms. Harris at her request. A motion was made by Sogn and seconded by Albers to approve the representation. The motion was unanimous.

**Action:** A motion was made by Larson and seconded by Gillespie to approve Conditional Use permit 11-015 with the district regulations for a manufactured home listed above. The motion was unanimous.

**Adjourn:** A motion was made by Nusz and seconded by Larson to adjourn the meeting. The motion was unanimous.

**ADDITIONAL ITEMS:** None

**Respectfully submitted by:**

**Laurie Lundquist**

**Deputy Director**

**Lincoln County Planning & Zoning**