

MINUTES
LINCOLN COUNTY PLANNING AND ZONING COMMISSION
March 21, 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 March 21, 2011 at 7:00 pm by Chairman Craig Andersen with members Ron Larson, June Nusz, Chad Nelson and County Commissioner Dave Gillespie in attendance at the Lincoln County Courthouse, Commissioner's Meeting Room, 104 N Main, Canton, SD 57013.

Darrel Sogn was absent.

Staff members present were Paul Aslesen-Director Planning and Zoning, Laurie Lundquist-Deputy Director, Greg Thompson-Compliance Officer

ITEM 1. APPROVAL OF AGENDA—A motion was made by Nusz to approve the agenda for March 21, 2011 with the deletion of Item 5-D a plat for Buss's Addition. The motion was seconded by Gillespie. Motion was unanimous.

ITEM 2. APPROVAL OF MINUTES— A motion was made by Nelson to approve the minutes of February 22, 2011 as written. The motion was seconded by Larson. Motion was unanimous.

ITEM 3. PUBLIC HEARING FOR A "DEVELOPER'S TIF" - City of Canton and Canton Development Addition pertaining to infrastructure for Canton Development Addition. The legal description to be included is as follows:
Tract 4 of Canton Development Addition in the North Half of the Southwest Quarter (N1/2SW1/4), Section Fifteen (15), Township Ninety-eight (98) North, Range Forty-nine (49) West of the 5th P.M., Lincoln County, South Dakota; and

Lots Four (4) and Five (5) of Canton Development Tract One (1) in the Southwest Quarter (SW1/4), Section Fifteen (15), Township Ninety-eight (98) North, Range Forty-nine (49) West of the 5th P.M., Lincoln County, South Dakota; and

Lot Nine (9) of Canton Development Tract One (1) in the Southwest Quarter (SW1/4), Section Fifteen (15), Township Ninety-eight (98) North, Range Forty-nine (49) West of the 5th P.M., Lincoln County, South Dakota
Date/Time is March 21, 2011 at 7:00 pm.

Jeff Eckhoff and Tom Frieberg presented on behalf of the City of Canton for the establishment of a Tax Increment District.

Following discussion of the process it was brought to the Boards attention that a "TIF" can last up to 20 years.

A motion made by Larson and seconded by Gillespie to recommend the creation of a "Developer's TIF" for the City of Canton. The motion was unanimous.

ITEM 4. CONDITIONAL USE PERMIT – 11-CUP-004 For the purpose of constructing a warehouse addition to an existing structure making it over 10,000 square feet.

A letter was received from the petitioner requesting that the Conditional Use request be deferred until a later date for the purpose of finding a larger parcel to better accommodate the needs of the business.

A motion was made by Nelson to defer CUP-004 until a later date; the motion was seconded by Larson. The motion was unanimous.

Legal Description: Lot 5, Block 1 Hagedorn Industrial Park Addition NE1/4 SE1/4,
Section 25, Township 100, Range 51

Location: 46982 Mindy St, Tea, SD

Petitioner/Owner: Rich Koopmann/Anthony Bello

General Information

Present Zoning: "Commercial"

Existing Land Use: "Commercial"

Parcel Size: 1.24 Acres

ITEM 5. Plats

- A. Tract 3 and Tract 4 of Decker's Addition in Government Lot 2 in the Northwest quarter (NW1/4) of Section 30, Township 97, Range 49, Lincoln County, South Dakota
- B. McKee GPA Tract 1 an addition in Govt. Lot 2, Section 12, Township 97, Range 49, Lincoln County, South Dakota into two lots described as Lot 1 of Tract 1 and Lot 2 of Tract 1.
- C. Lot 6 and Lot 7 in Block 4 of Arthur Estates an addition in the West Half (W1/2) of the Northeast Quarter (NE1/4) of Section 32, Township 100, Range 50, Lincoln County, South Dakota
- D. **(Deleted for revision)** Tract 1A of Buus' Addition in the N1/2 of the NW1/4 of Section 12, Township 99, Range 51, Lincoln County, South Dakota

Action: A motion was made by Gillespie to approve items A, B and C; the motion was seconded by Nusz. The motion was unanimous.

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

ADDITIONAL ITEMS:

1. **Joint Jurisdiction Meeting April 13, 2011 at 7:00 pm**

Respectfully submitted by:

Laurie Lundquist

Deputy Director

Lincoln County Planning & Zoning