

Lincoln County Planning and Zoning
August 21st, 2006 Minutes
6:00 p.m. at the Lincoln County Extension Office

The Lincoln County Planning and Zoning Commission met at 6:00p.m.on Monday August 21, 2006 at the Lincoln County Extension Office, 200 East 5th Street, Canton, SD.

Meeting brought to order by Chairman Molstad with members Portz, Hoffman, Evanson, Andersen, Nusz and Coplan present for duty.

Item: Starting at 6:00 pm until 7:00 pm work session for Ordinance review.

Agenda: Motion to approve by Andersen, 2nd by Coplan. All members voted to approve.

a) **Minutes:** Motion to approve by Evanson, 2nd by Portz. All members voted to approve.

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

c) **Rezoning Petitions:**

- 1) **06-REZ-006** Petitioner is Brad Meyer to rezone from "A" Ag Public Use District to "C" Commercial District to develop for commercial lots at a legal description of the SW1/4 of the SW1/4 of Section 32, Township 100, Range 50. General address of Northeast corner of 471st Avenue/Tallgrass Avenue and 273rd Street/Co. Hwy 110. Motion to set Date/Time for September 18th, 2006 at 7:30p.m. by Coplan 2nd by Andersen. All members voted to approve.

d) **Rezoning Hearings:**

- 1) **06-REZ-005** Petitioner is John & Penny Neeman to rezone from "A" Ag Public Use District to "R" Rural Residential District for the purpose of a single family dwelling at a legal description of Lot 1A of Tower Estates in the NW1/4 of Section 6, Township 99, Range 50. General address of 47028 Teri Lane, Tea, SD. Date/Time set for August 21, 2006 at 7:30 p.m. Motion to recommend approval to the County Commissioners by Coplan, 2nd by Portz. All members voted to approve.

e) **Conditional Use Permit Applications:**

- 1) **06-CUP-039** Petitioner is Margaret E. Mueller to stock pile sawdust for Mueller Pallets, LLC and to house equipment at a legal description of Tract 1B in Mueller's 4th Addition in the SE1/4 of Section 19, Township 100, Range 50. "C" Commercial District. General address of 27055 S Tallgrass, Sioux Falls, SD. Motion to approve with stipulation by Hoffman, 2nd by Portz. All members voted to approve.
 - 1) If there are any problems then the permit will be suspended until problems are corrected.
- 2) **06-CUP-046** Petitioner is Michael J. Pesicka to move a structure from 7700 W. 41st Street, Sioux Falls to a legal description of Gov't Lot 2 in the NE1/4 & N286.07' of W1/2 of the N1/2 of the SE1/4 of Section 11, Township 100, Range 51. "A" Ag Public Use District. General address of 46869 268th Street, Sioux Falls, SD. Motion to approve by Coplan, 2nd by Nusz. All members voted to approve.
- 3) **06-CUP-047** Petitioner is Dick Peters to operate a wholesale distribution business at a legal description of TR 7 of Landmark Industrial Park Addition of the SW1/4 of Section 30, Township 100, Range 50. "I" Industrial District. General address of 47007 Mindy Street, Tea, SD. Motion to approve by Coplan, 2nd by Portz. All members voted to approve.
- 4) **06-CUP-048** Petitioner is Robert W. Smit to operate a business for sand & gravel extraction at a legal description of the S1/2 of the SE1/4 except 1.25 acres of RD of Section 8, Township 98, Range 51. "A" Ag Public Use District. General address of 46588 281st Street, Lennox, SD. Motion to approve with stipulation of a 1 year review by Hoffman, 2nd by Andersen. All members voted to approve.

- 5) **06-CUP-049** Petitioner is Robert I. Smith to construct and operate a rental storage business at a legal description of Lot 3 Verhey Addition in Gov't Lots 1 & 2 in the S1/2 of Section 31, Township 100, Range 50. "C" Commercial District. General address of 27294 Verhey Place, Tea, SD. Motion to approve with stipulations by Evanson, 2nd by Andersen. All members voted to approve.
 - 1) Have engineer sign off that the preliminary plan was followed before a building permit is issued or fence and gravel can be put in.
 - 6) **06-CUP-050** Petitioner is Doreen Anglin to operate a cabinetry shop and showroom at a legal description of Lot 3 Blk 1 LaValley Business Park Addition of Section 5, Township 99, Range 50. "C" Commercial District. General address of 27303 LaValley Place, Harrisburg, SD. Motion to approve by Portz, 2nd by Andersen. All members voted to approve.
 - 7) **06-CUP-051** Petitioner is Eric Willadsen for Dr. Robert Christensen to move a house and detached garage from 47502 E. 69th Street, Sioux Falls to a legal description of the NW1/4 of the SW1/4 of Section 11, Township 99, Range 50. "A" Ag Public Use District. General address of 1 ½ miles south of SD Hwy 115 & Co. Hwy 110. Motion to approve by Nusz, 2nd by Andersen. All members voted to approve.
 - 8) **06-CUP-052** Petitioner is Eric Willadsen for Dr. Robert Christensen to move a house from 26888 S. Cliff Avenue, Sioux Falls, to a legal description of NW1/4 of the SW1/4 of Section 11, Township 99, Range 50. "A" Ag Public Use District. General address of 1 ½ miles south SD Hwy 115 and Co. Hwy 110. Motion to approve by Coplan, 2nd by Nusz. All members voted to approve.
 - 9) **06-CUP-053** Petitioner is Eric Willadsen for Dr. Robert Christensen to move 5 outbuildings from a acreage at the NE corner of 69th and Cliff, Sioux Falls, to a legal description of the NW1/4 of the SW1/4 of Section 11, Township 99, Range 59. "A" Ag Public Use District. General address of 1 ½ miles south of SD Hwy 115 & Co. Hwy 110. Motion to approve by Nusz, 2nd by Coplan. All members voted to approve.
 - 10) **06-CUP-054** Petitioner is Distribution Construction Co. represented by Charles Mehlhaf to operate a construction shop for maintenance and storage at a legal description of Lot 2 & 3 of Block 3 of Kerslake 2nd Addition of Section 24, Township 100, Range 51. "C" Commercial. General address of 27050 S. Katie Road, Tea, SD. Motion to approve by Nusz, 2nd by Evanson. All members voted to approve.
 - 11) **06-CUP-055** Petitioner is Ryan Roxeboom to move a double wide trailer home from Larchwood, IA to a legal description of Golden Farms Tract in the SW1/4 of the SW1/4 of Section 15, Township 96, Range 51. "A" Ag Public Use District. General address of corner of 467th Avenue and Co. Hwy 152. Motion to approve with stipulation by Nusz, 2nd by Coplan. All members voted to approve.
 - 1) Old House must be removed by November 2006
 - 12) **06-CUP-056** Petitioner is Dennis Klinghagen to construct a building over 10,000 square feet at a legal description of Lot 4, Block 3 of LaValley Business Park Addition of Section 5, Township 99, Range 50. "C" Commercial District. General address of Homefield Place & Lavalley Place. Motion to approve by Evanson, 2nd by Nusz. All members voted to approve.
- f) **Conditional Use Revocation Petitions: None**
- g) **Conditional Use Revocation Hearing:**
- 1) **05-CUP-042** Lot 5 Blk 4 Mueller's 2nd Addition of Section 19, Township 100, Range 50. Date/Time set for August 21, 2006 at 8:00 pm. Motion to close hearing by Coplan, 2nd by Hoffman. All members voted to approve. Motion to postpone revocation until September 18th, 2006 at 8:00p.m. to do site check and clarify stipulation by Portz, 2nd by Evanson. All members voted to approve.
- h) **Site Plan Review: None**
- i) **Variance: None**
- j) **Preliminary Plans:** Owner and developer is BHI Supply INC. for a development located at a legal description known as Willow View Acres Tracts 1 through 12 in the SE1/4 of the SW1/4 of

Section 27 Township 100 Range 50. General address of 272nd Street and Mc Sneve Road which is located half way between Western Ave and Minnesota Ave. Motion to table until September 18th, 2006 meeting by Nusz, 2nd Hoffman. All members voted to approve.

k) **Final Plan:**

l) **Plats:** Motion to approve Plats 1-8 by Nusz, 2nd by Hoffman. All members voted to approve.

- 1) Tract 1 Slack's Addition in Government Lot 2 of the NW1/4 of Section 4, Township 99, Range 49.
- 2) Lot 1 Highland Meadows of Hanson's Tract 2 in the NE1/4 of Section 24, Township 100, Range 50.
- 3) Lot A and Tract 1 of Commerce Park Addition in the E1/2 of the SE1/4 of Section 18, Township 98, Range 50.
- 4) Tract 1 of DeJong Addition in the SW1/4 of Section 32, Township 100, Range 50.
- 5) Tract 1 of Sweeter's Addition in the W1/2 SE1/4 of Section 20, T98N, R50W of the 5th P.M., Lincoln County, South Dakota.
- 6) Tract 1 of Larson's Addition in the S1/2 of the SE1/4 and in the SE1/4 of The SW1/4 of Section 17, Township 100, Range50.
- 7) Tract 1 of Van Ekeren's Addition in the S1/2 of the SE1/4 of Section 17, Township 100, Range 50.
- 8) Lot 4, Block 1 and Lot 1A & Lot 4 of Block 3 of LaValley Business Park Addition of Section 5, Township 99, Range 50.

m) **Additional Items:**