

Lincoln County Planning and Zoning
February 21, 2006 Minutes
7:00 p.m. at the Lincoln County Extension Office

The Lincoln County Planning and Zoning Commission met at 7:00p.m on Tuesday February 21, 2006 at the Lincoln County Extension Office, 200 East 5th Street, Canton, SD.

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

Item: **Agenda:** Motion to approve Agenda by Coplan, 2nd by Nusz. All members voted to approve.

- a) **Minutes:** Motion to approve minutes by Evanson, 2nd by Nusz. All members voted to approve.
- b) **Zoning Initiatives/Hearings: None**
- c) **Rezoning Petitions:**
 - 1) **06-REZ-002** Petitioner is Wade Greenwood for Lamar Outdoor to rezone from "A" Ag Public Use District to "C" Commercial District for placement of billboards at a legal description of N2000' of the E50' of Fogelman's 2nd Addition in the E1/2 of the NW1/4 of Section 31, Township 100, Range 50. Date/Time set for March 20, 2006 at 7:30p.m. Motion to approve by Coplan, 2nd by Andersen. All members voted to approve.
- d) **Rezoning Hearings:**
 - 1) **06-REZ-001** Petitioner is Les Bartels to rezone from "A" Ag Public Use District to "RR" Rural Residential for (1) one single family dwelling at a legal description of Bartel's Tract in the NE1/4 of the SE1/4 of Section 23, Township 100, Range 51. Date/Time for February 21st, 2006 at 7:30 p.m. Motion to recommend approval to the County Commissioners by Coplan, 2nd by Hoffman. All members voted to approve.
- e) **Conditional Use Permit Applications:**
 - 1) **06-CUP-005** Petitioner is Michael Poppens to move a garage to a legal description of N285' of S2345.95' of E305.68' in the E1/2 of Section 3, Township 99, Range 51. "A" Ag Public Use District. General address of 27357 468th Avenue, Lennox, SD. Motion to approve by Hoffman, 2nd by Evanson. All members voted to approve.
 - 2) **06-CUP-006** Petitioner is Rus Christiansen to operate an auto body shop at a legal description of Suite B, Lot 3, Blk 1 in Lavalley Business Park of Section 5, Township 99, Range 50. "C" Commercial District. General address of 47101 Homefield Place, Harrisburg, SD. Motion to approve with stipulations by Coplan, 2nd by Nusz. All members voted to approve.

Stipulations:

- a) compliance with Article 12
 - b) compliance with Article 13
 - c) Security Lights
 - d) Security Fencing for outside storage
- 3) **06-CUP-007** Petitioner is Jeremiah Top to operate an auto body shop at a legal description of Suite A, Lot 3, Blk 1 of Lavalley Business Park of Section 5, Township 99, Range 50. "C" Commercial District. General address of 47101 Homefield Place, Harrisburg, SD. Motion to remove from agenda by Evanson, 2nd by Andersen. All members voted to approve.
 - 4) **06-CUP-008** Jeff Steever to operate a home occupancy business for a daycare at a legal description of Lot 3 of Oltmanns Subdivision in the NE1/4 of Section 23, Township 99, Range 51. "A" Ag Public Use District. General address of 46845 276th Street, Lennox, SD. Motion to approve with stipulations by Nusz, 2nd by Hoffman. All members voted to approve.

Stipulations:

- a) No more than 12 children
 - b) If planning to have more than 12 children must have a State License.
- 5) **06-CUP-009** Todd Irvine to operate a cabinetry shop at a legal description of Lot 1, Blk 4 in the NW1/4, Subdivision Tract 38 in Sky Haven Heights of Section 30, Township 100, Range 50. "C" Commercial District. General address of 27124 470th Avenue, Tea, SD. Motion to approve with stipulations by Hoffman, 2nd by Evanson. All members voted to approve. Motion to approve with stipulations by Hoffman, 2nd by Evanson. All members voted to approve.

Stipulations:

- a) Compliance with Article 12
 - b) Compliance with Article 13
 - c) Security Fence for outside storage.
 - d) Security Lights
- 6) **06-CUP-010** Petitioner is Don Hill to operate a clubhouse/restaurant/bar at a legal description of Lot 11, Blk 5, of Bakker Crossing First Addition in the SE1/4 of Section 29, Township 100, Range 50. "C" Commercial District. General address of 47172 Clubhouse Road, Sioux Falls, SD. Motion to approve with stipulations by Hoffman, 2nd by Coplan. All members voted to approve.

Stipulations:

- a) Compliance with Article 12
 - b) Compliance with Article 13
 - c) Security Fence for outside storage.
 - d) Security Lights
- 7) **06-CUP-011** Petitioner is Midwest Underground Supply of South Dakota, LLC to construct a Utility Equipment sale and service building at a legal description of Tract 5A of Smith's Addition in the SE1/4 of Section 31, Township 100, Range 50. "C" Commercial District. General address of 27285 Ironworks Avenue, Harrisburg, SD. Motion to approve with stipulations by Evanson, 2nd by Nusz. All members voted to approve.

Stipulations:

- a) Compliance with Article 12
 - b) Compliance with Article 13
 - c) Security Lights
- 8) **06-CUP-012** Petitioner is Tom Yount to construct ministorage and outside RV storage building at a legal description of Lot 1, Blk 6, Kerslake 2nd Addition of Section 24, Township 100, Range 51. "C" Commercial District. General address of South Gayle Avenue, Tea, SD. Motion to approve with stipulations by Nusz, 2nd by Coplan. All members voted to approve.

Stipulations:

- a) Compliance with Article 12
 - b) Compliance with Article 13
 - c) Must follow his plan for security fencing, security lighting and a gate.
- 9) **06-CUP-013** Petitioner is John C. McNeil to operate a home occupancy business for a woodworking/construction shop at a legal description of Kolb's Addition Tract 1 except Grand Prairie Wetland Easement and Lot 1 of Tract 1 Kolb's Addition in the NW1/4 of Section 4, Township 99, Range 50. "A" Ag Public Use District. General address of 47247 273rd Street, Harrisburg, SD. Motion to remove from agenda by Coplan, 2nd by Hoffman. All members voted to approve. Requested by petitioner.

f) **Conditional Use Revocation Petitions: Set Date/Time**

- 1) **04-CUP-084** Date/Time set for February 21st, 2006 at 8:00 p.m. Motion to table by Evanson, 2nd by Andersen. All members voted to approve. Motion to set date/time for March 20th, 2006 at 8:00p.m. by Coplan, 2nd by Andersen. All members voted to approve.

g) **Conditional Use Revocation Hearing: None**

h) **Site Plan Review: None**

i) **Variance: None**

j) **Preliminary Plans:**

- 1) 18/29 Commerce Park Development: The E1/2 in the SE1/4 except Lot H-1 and Sinning Tract 1 of Section 18, Township 98, Range 50 and Sinning Tract 1 in the E1/2 of SE1/4 of Section 18, Township 98, Range 50. Motion to approve by Coplan, 2nd by Hoffman. All members voted to approve.

k) **Final Plan:**

- 1) Final Development Plan for the TLC: Tract 1 in Butzers Addition of the NW1/4 of Section 20, Township 100 North, Range 50 West of the 5th PM Lincoln County, South Dakota. Motion to approve by Coplan, 2nd by Nusz. All members voted to approve.

l) **Plats:**

- 1) Tract 3 of D & L Industrial Addition in the SW1/4 of Section 24, Township 100, Range 51. Motion to remove from Agenda by Hoffman, 2nd by Andersen. All members voted to approve.
- 2) Tract 1, 2, 3, & 4 of Nicolai's Addition in the W1/2 of Section 31, Township 100, Range 51. Motion to approve by Evanson, 2nd by Andersen. All members voted to approve.

m) **Additional Items:**

- 1) Discuss Planning Commission Bylaws. Article 1 Section 1, Authorization Composition as amended by Lincoln County Board of Commissioners. Motion to remove verbiage of "At all times" from Article 1, Section 1 by Coplan, 2nd by Nusz. All members voted to approve. Motion to add verbiage of "No member shall serve for more than (2) consecutive 4 year terms" by Nusz, 2nd by Coplan. All members voted to approve. In Article 1, Section 2 a motion to add sentence "Chairperson or Vice Chairperson shall not be a County Commissioner", was made by Evanson, 2nd by Hoffman. All members voted to approve. Motion to approve following changes in Article II, Section 1 by Nusz, 2nd by Hoffman. All members voted to approve listed changes of: 1. Meeting dates that conflict with National Holidays will be rescheduled to the day after the holiday. 2. The Lincoln County Court House will serve as the alternate meeting place for the Lincoln County Planning and Zoning Board.
- 2) Discuss and accomplish Section 2 of Article 1. Election of Officers. This activity is in compliance with the Bylaw's change accomplished during the January 17th meeting. Motion to nominate Molstad for Chairperson for the year 2006 by Evanson. Motion to cease nominations by Copland, 2nd by Nusz. All members voted to approve. Motion to nominate Evanson for Vice Chair by Hoffman. Motion to cease nominations by Coplan, 2nd by Nusz. All members voted to approve. Motion to have Hoffman as alternate by Coplan, 2nd by Evanson. All members voted to approve.
- 3) March 6, 2006 7:00p.m. Public Hearing at the County Extension Office.
- 4) Tour of Northern Lincoln County March 7th P&Z Board and Department Heads bus tour sponsored by City of Sioux Falls following Commission Meeting at 1:30 p.m.

Motion to adjourn by Evanson, 2nd by Andersen. All members voted to approve.