

**Lincoln County Planning and Zoning**  
**January 16<sup>th</sup>, 2007 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 January 16<sup>th</sup>, 2007 at the Lincoln County Extension Office, 200 East 5<sup>th</sup> Street, Canton, SD.

Meeting brought to order by Chairman Molstad with members Portz, Hoffman, Evanson, Nusz and Weeldreyer reporting for duty.

Item: **Agenda:** Motion to approve agenda by Portz, 2<sup>nd</sup> by Evanson. The motion passed unanimously.

- a) **Minutes:** Motion to approve minutes by Hoffman, 2<sup>nd</sup> by Portz. The motion passed unanimously.
- b) **Zoning Initiatives/Hearings: None**
- c) **Rezoning Petitions:**
- d) **Rezoning Hearings:**
  - 1) **07-REZ-001** Petitioner is Mike Hoffman to rezone from "A" Ag Public Use District to "PD" Planned Development District at a legal description of Tracts 1 & 2 of Cinkle's Addition, an addition in the NE1/4 of Section 34, Township 100, Range 50. General address of 474<sup>th</sup> Avenue and 272<sup>nd</sup> Street, Harrisburg, SD. Eric Willadsen, representative for petitioner, spoke on plans for development and willingness to work with Harrisburg, A.J. Swanson, petitioner's legal counsel, spoke about the benefits of a Planned Development in this area. Steve Becker, City council member from Harrisburg, and Tanya Miller, Engineer for Harrisburg, spoke about concerns of future problems, felt the development was premature and concerned whether their architectural standards would be able to be applied. Based on the staff report and public testimony a motion was made by Nusz, 2<sup>nd</sup> by Hoffman to table to February 20<sup>th</sup>, 2007 at 7:30 p.m. to allow time for petitioner and representatives of Harrisburg to work towards an agreement. The motion passed unanimously.
- e) **Conditional Use Permit Applications:**
  - 1) **06-CUP-083** Petitioner is Todd Rahlf for Verizon Wireless to construct a cell phone tower at a legal description of Lots 1 & 2 of the NW1/4 except .18 RD and 12.39 acres cemetery & Lot H-1 of Section 5, Township 98, Range 51. "A" Ag Public Use District. General address of 46531 SD Hwy 44, Lennox, SD. Tabled from December meeting. Motion to take off the table by Nusz, 2<sup>nd</sup> by Weeldreyer. The motion passed unanimously. Based on staff report a motion was made by Hoffman, 2<sup>nd</sup> by Portz to approve. The motion passed unanimously.
  - 2) **07-CUP-001** Petitioner is Brad Van Voorst to construct storage units at a legal description of Tract A of Lot C in Van Woudenbergs Addition in the SE1/4 of Section 16, Township 98, Range 49. "C" Commercial District. General address of ¼ mile west & 1/8 mile north of Hwy 11 & Hwy 18 intersection. Based on staff report and written letter from City of Canton a motion was made by Hoffman, 2<sup>nd</sup> by Weeldreyer to approve. The motion passed unanimously.
  - 3) **07-CUP-002** Petitioner is Rachel S. Walling of Dakota Fabrication Inc to construct and operate a metal / ornamental iron fabrication shop at legal description to be known as Lot 3 of Blk 3 La Valley Business Park Addition of Section 5, Township 99, Range 50. "C" Commercial District. General address of 47102 Fairfield Place, Harrisburg, SD. Based on staff report a motion was made by Nusz, 2<sup>nd</sup> by Portz to approve. The motion passed unanimously.
  - 4) **07-CUP-003** Petitioner is Mark Horstman to haul and apply manure from Iowa to legal descriptions of the SE1/4 of Section 28, Township 97, Range 50, SE ¼ of SE ¼ of Section 15, Township 96, Range 50, SE ¼ of SE ¼ of Section 9, Township 96, Range 50, SE ¼ of Section 23, Township 96, Range 50, E ½ of SE ¼ of SE ¼ of Section 17, Township 96, Range 50, and NW ¼ of Section 34, Township 96, Range 50. "A" Ag Public Use District.

General address of 29441 472<sup>nd</sup> Avenue, Beresford, SD. Based on staff report a motion was made by Evanson, 2<sup>nd</sup> by Nusz to approve with stipulations. The motion passed unanimously.

- a) Must have State Approval/Permitting.
  - b) Covered Loads
  - c) Notify P and Z of time frames for Application
  - d) Provide name of responsible party/transporter if different from petitioner.
  - e) Identify haul routes.
- f) **Conditional Use Revocation Petitions: None**
- g) **Conditional Use Revocation Hearing: None**
- h) **Site Plan Review: None**
- i) **Variance: None**
- j) **Preliminary Plans:**
- 1) Tallgrass Park Commercial Development, Lots 1-6 of Tract 1 DeJong Addition in the SW ¼ of Section 32, Township 100, Range 50. Based on staff report and approval from County Engineer a motion was made by Nusz, 2<sup>nd</sup> by Hoffman to approve. The motion passed unanimously.
- k) **Plats:** Motion to approve Plats 1 and 3 and to delete Plat 2 by Evanson, 2<sup>nd</sup> by Hoffman. The motion passed unanimously.
- 1) La Valley Business Park Addition consisting of Lots 2 & 3 in Block 3, Lot 1 in Block 2, and Lot 1 in Block 4 in the NW ¼ of Section 5, Township 99 Range 50.
  - 2) Tract 1 of Schultz's Addition in Government Lot 2 in the SW ¼ of the NW ¼ of Section 25, Township 98, Range 49. Deleted due to being within Canton's Platting Jurisdiction.
  - 3) Tract 24, 25 and 26 of Schriever's Addition in the NW ¼ of Section 8, Township 99, Range 50.

**Additional Items:**

Motion to adjourn by Portz, 2<sup>nd</sup> by Hoffman. The motion passed unanimously.