

**Lincoln County Planning and Zoning**  
**July 17, 2006 Minutes**  
**6:00 p.m. at the Lincoln County Extension Office**

The Lincoln County Planning and Zoning Commission met at 6:00 p.m. on Monday July 17<sup>th</sup>, 2006 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 Coplan present for duty.

Item: **Agenda:** Motion to approve agenda as read by Evanson, 2<sup>nd</sup> by Nusz. All members voted to approve.

- a) **Minutes:** Motion to approve minutes as read by Coplan, 2<sup>nd</sup> by Portz. All members voted to approve.
- b) **Public Hearing/Fee Increase:** Motion to recommend approval of an ordinance amending the 1995 Revised Zoning Ordinance to provide for an amended fee structure by Portz, 2<sup>nd</sup> by Hoffman. All members voted to approve. Motion to recommend approval of an ordinance amending the 1995 Revised Subdivision Ordinance to provide for an amended fee structure by Nusz, 2<sup>nd</sup> by Portz. All members voted to approve.
- c) **Zoning Initiatives/Hearings: None**
- d) **Rezoning Petitions:**
  - 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. Motion to approve by Coplan, 2<sup>nd</sup> by Nusz. All members voted to approve.
- e) **Rezoning Hearings: None**
- f) **Conditional Use Permit Applications:**
  - 1) **06-CUP-037** Petitioner is Tyler Rasmussen to move a home from Vermillion to a legal description to be known as Rasmussen Tract 1 in Gov't Lot 2 of the SW1/4 of Section 19, Township 96, Range 49. "A" Ag Public Use District. General address of 476<sup>th</sup> Avenue. Motion to approve by Coplan, 2<sup>nd</sup> by Hoffman. All members voted to approve.
  - 2) **06-CUP-038** Petitioner is Kenneth Sweeter to transfer a building eligibility for son from the N1/2 of the W1/2 of the SE1/4 to the S1/2 of the W1/2 of the SE1/4 except the S440' of the E990' of Section 20, Township 98, Range 50. "A" Ag Public Use District. General address of 47158 283<sup>rd</sup> Street, Worthing, SD. Motion to approve by Hoffman, 2<sup>nd</sup> by Coplan. All members voted to approve.
  - 3) **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 4<sup>th</sup> Addition in the SE1/4 of Section 19, Township 100, Range 50. "C" Commercial District. General address of 27055 S Tallgrass, Sioux Falls, SD. Asked by petitioner to be put on August agenda.
  - 4) **06-CUP-040** Petitioner is Timothy T. Wassom to move Building Eligibility from the NW1/4 of the NW1/4 to the SW1/4 of the NW1/4 of Section 23, Township 99, Range 51. "A" Ag Public Use District. General address of 276<sup>th</sup> Street, Lennox, SD. Motion to approve by Hoffman, 2<sup>nd</sup> by Portz. All members voted to approve.
  - 5) **06-CUP-041** Petitioner is Wendell Dorhout to move a garage to a legal description of the SW1/4 of Section 8, Township 96, Range 48. "A" Ag Public Use District. General address of 48326 293<sup>rd</sup> Street, Hudson, SD. Motion to approve by Evanson, 2<sup>nd</sup> by Nusz. All members voted to approve.
  - 6) **06-CUP-042** Petitioner is the City of Lennox to construct a well house for pumping of water from well to water pipeline at a legal description of the NE1/4 of Section 24, Township 98, Range 51. "A" Ag Public Use District. General address of the south side of County

Highway 128, ½ mile west of I-29. Motion to approve by Coplan, 2<sup>nd</sup> by Evanson. All members voted to approve.

- 7) **06-CUP-043** Petitioner is the City of Lennox to construct a well house for pumping of water from well to water pipeline at a legal description of the S1/2 of the SE1/4 of Section 12, Township 98, Range 51. "A" Ag Public Use District. General address of one mile north of County Highway 128, ¾ of a mile east of County Highway 111. Motion to approve by Hoffman, 2<sup>nd</sup> by Portz. All members voted to approve.
- 8) **06-CUP-044** Petitioner is the City of Lennox to construct a well house for pumping of water from well to water pipeline at a legal description of the NE1/4 of the SE1/4 of Section 14, Township 98, Range 51. "A" Ag Public Use District. General address of west side of County Highway 111, ½ mile north of County Highway 128. Motion to approve by Evanson, 2<sup>nd</sup> by Portz. All members voted to approve.

g) **Conditional Use Revocation Petitions:**

- 1) **05-CUP-042** Lot 5 Blk 4 Mueller's 2<sup>nd</sup> Addition of Section 19, Township 100, Range 50. Date/Time set for August 21, 2006 at 8:00p.m. by Hoffman, 2<sup>nd</sup> by Coplan. All members voted to approve.

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

i) **Site Plan Review: None**

j) **Variance:**

- 1) **06-VAR-005** Petitioner is Jason Bultena requesting a variance to place storage shed on property line rather than 20' from property line called for by Ordinance at a legal description of the S225' of the N2050' of the W226.6' of the NW1/4 of Section 27, Township 99, Range 51. "A" Ag Public Use District. General address of 27736 467<sup>th</sup> Avenue, Lennox, SD. Motion to move into Board of Adjustment by Hoffman, 2<sup>nd</sup> by Evanson. All members voted to approve. Motion to approve by Coplan, 2<sup>nd</sup> by Hoffman. All members voted to approve. Motion to move out of Board of Adjustment by Coplan, 2<sup>nd</sup> by Nusz. All members voted to approve.

k) **Preliminary Plans: None**

l) **Final Plan:** La Valley Business Park in the NW1/4 of Section 5, Township 99, Range 50.

m) **Plats:** Motion to approve Plats 1-4 and remove # 5 by Portz, 2<sup>nd</sup> by Hoffman. All members voted to approve.

- 1) Tract 1 Crandall's Addition in the SE1/4 of the NE1/4 of Section 21, Township 100, Range 50.
- 2) Tract 1 of Poppen's Addition in the NW1/4 of Section 14, Township 99, Range 51.
- 3) Rasmussen Tract 1 an addition in Gov't Lot 2 of the SW1/4 of Section 19, Township 96, Range 49.
- 4) Golden Farms Tract an addition in the SW1/4 of the SW1/4 of Section 15, Township 96, Range 51.
- 5) Lot 1 Highland Meadows of Hanson's Tract 2 in the NE1/4 of Section 24, Township 100, Range 50.
- 6) Lot 3 Block 1 of La Valley Business Park Addition in the NW1/4 of Section 5, Township 99, Range 50. Motion to table plat due to questions on Final Plan by Hoffman, 2<sup>nd</sup> by Nusz. All members voted to approve.

n) **Additional Items:**

- 1) Dennis Klinghagen developer of La Valley Business Park requesting a variance to the Subdivision Road Standards. Motion to recommend approval of variances to County Commissioners by Nusz, 2<sup>nd</sup> by Portz. All members voted to approve.