

***MINUTES**
Lincoln County Planning and Zoning
June 16, 2008
7:00 p.m. at the Lincoln County Courthouse

The Lincoln County Planning and Zoning Commission met at 7:00 pm on Monday, June 16 , 2008 at the Lincoln County Courthouse, 104 N Main Street, Canton, SD 57004.

Meeting was brought to order by Chairman Craig Andersen with members Weeldreyer, Molstad, Hoffman and Portz reporting for duty.

Item: **Agenda:**

- a) **Minutes:** A motion was made by Portz and 2nd by Molstad to accept the minutes of the May 19, 2008 meeting. Motion passed unanimously.
- b) **Zoning Initiatives/Hearings:** None
- c) **Rezoning Petitions:** None
- d) **Rezoning Hearings:**

- 1) **08-REZ-006** Petitioner is Bret C. Merkle for the purpose of rezoning from "A" Agricultural to "RR" Rural Residential at a legal description of SE1/4 of Section 33, Township 100, Range 49, 48.9 Acres. General address of 27277 479th Ave, Harrisburg, SD 57032. Date/Time for rezoning hearing set for June 16, 2008 at 7:30 pm. A letter dated May 28, 2008 was received from the petitioner requesting that the rezoning petition be withdrawn. Request has been granted.

e) **Conditional Use Permit Applications:**

- 1) **08-CUP-035** Petitioner is Matthew Storm for Northern Natural Gas, Co. for the purpose of a public utility facility at a legal description of SE1/4SE1/4 Section 23, Township 99, Range 49. General address of County Rd 135 & 277th Street and 27677 481st Ave., Canton, SD 57013. A motion was made by Molstad and 2nd by Weeldreyer to approve the petition with no stipulations. Motion carried unanimously.
- 2) **08-CUP-036** Petitioner is Joel Jorgensen for the purpose of relocating a house to property at a legal description of Davies TR 1 NW1/4 SW1/4, Section 11, Township 98, Range 51. General address of 28066 468th Ave., Lennox, SD 57039. New legal address to come. A motion was made by Hoffman and 2nd by Weeldreyer to approve the petition with stipulation:
 - a) Petitioner will have 1 year to remove manufactured home from premises. Motion carried unanimously
- 3) **08-CUP-037** Petitioner is Jed Olbertson for the purpose of a home occupancy business- Olbertson's Quad State Soil Service, LLC at a legal description of SW1/4 *Ex .42 AC Rd*. Section 13, Township 96, Range 50. General address of 29366 475th Ave., Beresford, SD 57004. A motion was made by Weeldreyer and 2nd by Portz to approve the petition with no stipulations. Motion carried unanimously
- 4) **08-CUP-038** Petitioner is Robert Vandendries for the purpose of replacing an existing single off-site sign with a larger multi-face off-site sign to lease spaces at a legal description of Lot 7 Albers TR1 of the NW1/4 of the NE1/4 of Section 30, Township 100, Range 50. General address of Junction 106 and Independence Ave, Sioux Falls, SD 57108. A motion was made by Molstad and 2nd by Portz to approve the petition with no stipulations. Motion carried unanimously.

f) **Conditional Use Petition Revocation/Review:**

- 1) **07-CUP-065** Petitioner is Aleksey Gladush for NW1/4 TR 21 NW1/4 TR 22 Skyhaven Heights of Section 20, Township 100, Range 50. **Time set for 7:30 pm.** Following extensive discussion a motion was made by Molstad to table the review. The motion was 2nd by Hoffman. Stipulations at this time are:
 - (a) Petitioner will work with Planning and Zoning Staff to define exactly what he wants to do.
 - (b) This Review will be tabled until the July 21st meeting.

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

h) **Site Plan Review:** None

i) **Variance:** None

j) **Preliminary Plans:**

- 1) Arthur Estates Addition W1/2 NE1/4 Section 32, Township 100, Range 50, Lincoln County, South Dakota A motion was made by Molstad and 2nd by Portz to approve the Preliminary Plan with stipulations as stated on Page 2 of the Preliminary Plan.
 - a. Owners of Arthur Estates would be responsible for all costs associated with construction of the ½ mile length of Rural Roadway
 - b. Delapre Township would continue to be responsible for snow removal on the ½ mile length of rural roadway.
 - c. Maintenance of the roadway would be accomplished either by Lincoln County or a private contractor and be financed by a local road district or an assessment to property owners within Arthur Estates. Details of this agreement shall be worked out prior to the final plan approval.

The motion carried unanimously.

- 2) SELC Hudson Transload Facility: Lots 1 and 2 of Hulshof's Addition in the NE1/4 of Section 24, Township 96, Range 48 and SELC Addition in the SW1/4 of Section 24, Township 96, Range 48. A motion was made by Weeldreyer at 7:40 pm to table until a time scheduled item was heard, the motion was 2nd by Molstad to table. A motion by Hoffman at 8:30 to return the item to the table was 2nd by Portz. Following extensive discussion and input by the public a motion was made by Hoffman and 2nd by Molstad to approve the Preliminary Plan. The motion carried unanimously.

k) **Plats:**

- 1) Beaver Creek Addition SE1/4 Section 34, Township 99, Range 50
- 2) Budd's Subdivision in the NW1/4 of the SW1/4 of Section 16, Township 100, Range 49W
- 3) DeBoer's Addition NE1/4 Section 32, Township 100, Range 51
- 4) McKee GPA Tract 1 Govt. Lot 2, Section 12, Township 97, Range 49.
- 5) Tract A Rosgaard Addition in the NW1/4 of the NW1/4 of Section 22, Township 97, Range 48
- 6) Tract 2, Crandall's Addition in the SE1/4 of the NE1/4 of Section 21, Township 100, Range 50

A motion was made by Hoffman and 2nd by Weeldreyer to approve the plats. Motion carried unanimously.

Additional Items: None

Respectfully submitted by:

Laurie Powell

Deputy

Lincoln County Planning & Zoning