

Lincoln County Planning and Zoning
October 15th, 2007 Minutes
7:00 p.m. at the Lincoln County Extension Office

The Lincoln County Planning and Zoning Commission met at 7:00pm on Monday October 15, 2007 at the Lincoln County Extension Office, 200 East 5th Street, Canton, SD.

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

Item: **Agenda:** A motion was made to approve agenda by Evanson, 2nd by Portz. The motion passed unanimously.

a) **Minutes:** A motion was made to approve the minutes by Andersen, 2nd by Nusz. The motion passed unanimously.

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

c) **Rezoning Petitions:**

1) **07-REZ-007** Petitioner is Jim McCarty to rezone from "A" Ag Public Use District to "C" Commercial District to allow for existing dry storage facility and existing house at a legal description of Tract 1Anderson's Addition in the SE1/4 of the NE1/4 and the S600' of the E726' of the SE1/4 both of Section 35, Township 100, Range 50. A motion was made to set date/time for hearing at 7:30 pm on November 19, 2007 by Weeldreyer, 2nd by Andersen. The motion passed unanimously.

d) **Rezoning Hearings: None**

e) **Conditional Use Permit Applications:**

1) **07-CUP-053** Petitioner is Byron Whaler to operate an automotive repair shop at a legal description of Lot 8 Verhey Addition in S1/2 of Gov't Lots 1 & 2 of the SW1/4 of Section 31, Township 100, Range 50. "C" Commercial District. General address of 27285 Verhey Place Suite #2, Tea, SD. A motion was made by Evanson, 2nd by Andersen to approve petition with stipulations. The motion passed unanimously.

a) *Commercial grade materials for outside storage.*

b) *All vehicles should have current plates and work orders.*

c) *Appropriate fencing should be utilized on West side of the lot to provide a buffer.*

d) *The green area between the road and the parking area be developed with trees and shrubs recommended by the Lincoln County Conservation District. Approved plan submitted to the Planning and Zoning Office within 15 days of CUP approval.*

e) *Letter from Sayre and Associates that the site meets designed drainage plans.*

f) *Owner tasked with maintaining up keep of the system.*

g) *Site plan approval*

h) *Review in six months.*

2) **07-CUP-054** Petitioner is Justin Derocleer to operate an auto repair shop at a legal description of Lot 8 Verhey Addition in S1/2 of Gov't Lots 1 & 2 of the SW1/4 of Section 31, Township 100, Range 50. "C" Commercial District. General address of 27285 Verhey Place, Tea, SD. A motion was made to approve with stipulations by Andersen, 2nd by Nusz. All members voted to approve.

a) *Commercial grade materials for outside storage.*

b) *All vehicles should have current plates and work orders.*

c) *Appropriate fencing should be utilized on West side of the lot to provide a buffer.*

d) *The green area between the road and the parking area be developed with trees and shrubs recommended by the Lincoln County Conservation District.*

Approved plan submitted to the Planning and Zoning Office within 15 days of CUP approval.

- e) *Letter from Sayre and Associates that the site meets designed drainage plans.*
 - f) *Owner tasked with maintaining up keep of the system.*
 - g) *Site plan approval*
 - h) *Review in six months.*
- 3) **07-CUP-055** Petitioner is Darren Plum to operate car sales, motor vehicle sales, display, service, rental or repair, auto bodywork at a legal description of Tract 2 of Landmark Industrial Park Addition in the SW1/4 ex Lot H-1 of Section 30, Township 100, Range 50. "I" Industrial District. General address of 47005 Suite 2, Tea, SD. A motion to approve with stipulations was made by Weeldreyer, 2nd by Evanson. The motion passed unanimously.
- a) *Approval by the city of Tea.*
 - b) *Maintain current security methods.*
 - c) *No parts or salvage items stored outside.*
- 4) **07-CUP-056** Petitioner is Mueller Pallets LLC to operate a storing, stockpiling, screening and regrinding of woodchips facility under Section 604 (J) at a legal description of Lot 1 Garbers Addition in the NW1/4 of the NW1/4 of Section 21, Township 98, Range 50. "I" Industrial District. General address of 47205 US Hwy 18, Worthing, SD. A motion was made to approve with stipulation made by Evanson, 2nd by Andersen.
- a) *No activity to be conducted on weekends. (Maintenance until noon Saturday.)*
 - b) *Activity conducted during workday hours.*
 - c) *Security measures will be utilized.*
 - d) *Petitioner will monitor wind factors and other weather factors for any nuisance effects.*
 - e) *Engineered Site plan approval with pollution prevention plan.*
 - f) *DOT Access permit.*
 - g) *1 year review.*
- 5) **07-CUP-057** Petitioner is Mueller Pallets LLC to operate sanitary landfill / solid waste receiving station facility at a legal description of the SE1/4 except Lot H-1 and Shatters Addition of Section 30, Township 100, Range 50. "A" Ag Public Use District. General address of 27169 471st Avenue, Sioux Falls, SD. A motion to approve with stipulations was made by Weeldreyer, 2nd by Nusz. The motion passed unanimously.
- a) *Engineered Site plan approval with pollution prevention plan.*
 - b) *Activity conducted during workday hours.*
 - c) *No activity to be conducted on weekends. (Maintenance until noon Saturday.)*
- f) **Conditional Use Revocation Petitions:** None.
- g) **Conditional Use Revocation Hearing:** None.
- h) **Site Plan Review:** None
- i) **Variance:** None
- j) **Preliminary Plans:** None
- k) **Plats:** A motion was made to approve plats 1-10 by Evanson, 2nd by Portz. The motion passed unanimously.
- 1) Tracts 15, 22, and 23 of Schriever's Addition in the NW1/4 of Section 8, Township 99, Range 50.
 - 2) Tract 1 of Poppenga's Addition in Gov't Lot 1 of the NE1/4 of Section 5, Township 97, Range 51.
 - 3) Tract 2 of Cole's Addition in the NE1/4 of the NE1/4 of Section 25, Township 96, Range 48.
 - 4) Iken's Tract in the SW1/4 of the SW1/4 of Section 21, Township 99, Range 51.
 - 5) Tract 2A and 2B of Poppen's Addition in the S1/2 of the SW1/4 of Section 16, Township 100, Range 51.
 - 6) Tract 1 of Poppen's Addition in the N1/2 of the SE1/4 of Section 35, Township 99, Range 51.
 - 7) Lots 1 – 6 of Meadow Ridge Second Addition in the NE1/4 of Section 4, Township 99, Range 49.

- 8) Lot 1 of Substation Addition in the SW1/4 of Section 11, Township 100, Range 51.
- 9) Tract 2 of Holter's Addition in the SE1/4 of Section 34, Township 98, Range 49.
- 10) Tract 1 & 2 of Slack's Addition in the E1/2 of Section 2, Township 99, Range 49.

Additional Items:

A motion was made by Portz, 2nd by Andersen to adjourn. The motion passed unanimously.