

Lincoln County Planning and Zoning
October 16th, 2006 Minutes
6:00 p.m. at the Lincoln County Extension Office

The Lincoln County Planning and Zoning Commission met at 7:00p.m. on Monday October 16th, 2006 at the Lincoln County Extension Office, 200 East 5th Street, Canton, SD.

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

Item: **Agenda:** Starting at 6:00 pm until 7:00 pm work session for Ordinance review. Motion to approve agenda by Andersen, 2nd by Nusz. All members voted to approve.

- a) **Minutes:** Motion to approve minutes by Evanson, 2nd by Andersen. All members voted to approve.
- b) **Zoning Initiatives/Hearings: None**
- c) **Rezoning Petitions:**
- d) **Rezoning Hearings:**
 - 1) **06-REZ-007** Petitioner is Gladys V. Swanson to rezone from "A" Ag Public Use District to "I" Industrial District to develop for industrial uses at a legal description of the NE1/4 except Lot H-1 of Section 18, Township 98, Range 50. General address of 281st and 471st Avenue, Worthing, SD. Date/time set for October 16th, 2006 at 7:30p.m. Motion to recommend approval by Andersen, 2nd by Hoffman. All members voted to approve.
- e) **Conditional Use Permit Applications:**
 - 1) **06-CUP-063** Petitioner is Carl V. Carlson to construct and operate a concrete contractor shop & office at a legal description of Lot 5 Verhey Addition in the S1/2 of Gov't Lots 1 & 2 of Section 31, Township 100, Range 50. "C" Commercial District. General address of 27278 Verhey Place, Tea, SD. Motion to approve by Nusz, 2nd by Hoffman. All members voted to approve.
 - 2) **06-CUP-064** Petitioner is Ron Adams to operate a indoor Storage Internet Vehicle/Motorcycle sales at a legal description of Tract 1 in Huizenga's Addition and Lot 1 of the SW1/4 of Section 2, Township 99, Range 50. "A" Ag Public Use District. General address of 47400 274th Street, Harrisburg, SD. Motion to approve by Hoffman, 2nd by Andersen. All members voted to approve.
 - 3) **06-CUP-065** Petitioner is Joe C. Fink to operate a Electrical Contacting Shop at a legal description of Lot 4 Blk 6 Kerslake 2nd Addition in the S1/2 of Section 24, Township 100, Range 51. "C" Commercial District. General address of 27056 Gayle Avenue, Tea, SD. Motion to approve by Hoffman, 2nd by Nusz. All members voted to approve.
 - 4) **06-CUP-066** Petitioner is Kevin Crouch for Stonebridge Developers LLC to construct a building over 10,000 square feet at a legal description of Tract 12 of D & L Industrial Addition of the SW1/4 of Section 24, Township 100, Range 51. "C" Commercial District. General address of 46911 Cody Trail, Tea, SD. Motion to approve by Nusz, 2nd by Evanson. All members voted to approve.
 - 5) **06-CUP-067** Petitioner is Smith Rentals to construct storage units at a legal description of Lot 3 Block 4 of Kerslake Addition in the W1/2 of the SE1/4 of Section 24, Township 100, Range 51. "C" Commercial District. General address of 27079 Kerslake Place, Tea, SD. Motion to approve with stipulations by Nusz, 2nd by Hoffman. All members voted to approve.
 - 1) Chain Link Fence
 - 2) Landscaping

- 6) **06-CUP-068** Petitioner is Daniel Renken to operate a cabinet manufacturing business at a legal description of Lot 4 Subdivision of Tract 39 of Skyhaven Heights of Section 30, Township 100, Range 50. "C" Commercial District. General address of 47005 Great Planes Place, Tea, SD. Motion to approve by Evanson, 2nd by Andersen. All members voted to approve.
 - 7) **06-CUP-069** Petitioner is Paul Winterfeld to change from a single family dwelling to a multiple dwelling at a legal description of Lot 18 of Blue Spruce Addition in the S1/2 of the SW1/4 of Section 36, Township 100, Range 51. "R" Rural Residential District. General address of 27289 Redwood Avenue, Tea, SD. Motion to approve with stipulations by Evanson, 2nd by Hoffman. All members voted to approve.
 - 1) Letter from certified installer stating that septic system is adequate for a multiple dwelling.
 - 2) Letter from Homeowners Association stating that they have no disagreements with the multiple dwelling use.
 - 3) Conditional Use Permit is only good for this petitioner. If they move or pass away the dwelling reverts back to a single family dwelling.
 - 8) **06-CUP-070** Petitioner is Paul Hofer to operate a steel roofing business at a legal description of W55 acres of the NE1/4 except Lot H-1 of Section 8, Township 97, Range 51. "A" Ag Public Use District. General address of 46569 286th Street, Lennox, SD. Motion to approve with stipulations by Andersen, 2nd by Nusz. All members voted to approve.
 - 1) Conditional Use Permit shall expire on or before December 31, 2008.
 - 2) Petitioner is not allowed to expand infrastructure of buildings.
 - 3) Must remain in contact with Director as to progress of moving business.
 - 9) **06-CUP-071** Petitioner is Fairview Feeder's to haul and apply manure from Iowa at a primary legal description of SE1/4 and the NE1/4 except VanBeeks Addition of Section 31, Township 97, Range 49. Additional legal descriptions attached to petition. "A" Ag Public Use District. General address of 29049 477th Avenue, Canton, SD. Motion to approve with stipulations by Evanson, 2nd by Hoffman. All members voted to approve.
 - 1) Must have State Permitting
 - 2) Covered Loads
 - 3) Time Frames / Days applied
 - 4) Responsible party/transporter – nutrient owner
 - 5) Signature of all owners.
 - 6) Identify haul routes.
 - 10) **06-CUP-072** Petitioner is Timothy S. Christian for Dakota Gold Soccer Club to provide lighting for soccer fields at a legal description of the E1/2 of Lots 1 & 2 of the NW1/4 except Hoffman's Addition of Section 3, Township 99, Range 50. "A" Ag Public Use District. General address of 47349 273rd Street, Harrisburg, SD. Motion to approve with stipulation by Evanson, 2nd by Andersen. All members voted to approve.
 - 1) Conditional Use Permit voided after October 16, 2007 if grant is not received.
- f) **Conditional Use Revocation Petitions: None**
- g) **Conditional Use Revocation Hearing:**
- 1) **05-CUP-042** Lot 5 Blk 4 Mueller's 2nd Addition of Section 19, Township 100, Range 50. Date/Time set for August 21, 2006 at 8:00 pm. Tabled until October 16th, 2006 to get area cleaned up, show receipts from landfill, build land back up with dirt, and show pictures of landscape improvements. Motion to not revoke Conditional Use Permit as long as Planning and Zoning receives receipts by 10:00 a.m. October 17, 2006 and pictures of landscape improvements by Friday October 20th, 2006 or Conditional Use Permit will be revoked by Nusz, 2nd by Andersen. All members voted to approve.
- h) **Site Plan Review: None**
- i) **Variance:**

- 1) **06-VAR-007** Petitioner is Rowan Doorn requesting an building eligibility at legal description of S1780.64' of the NW1/4 also known as Harm Tract 3 except ½ Miller Tract of Section 31, Township 99, Range 51. "A" Ag Public Use District. General address is west side of Lenkota golf course, Lennox, SD. Motion to delete from agenda by Andersen, 2nd by Nusz. All members voted to approve.

j) **Preliminary Plans:**

- 1) Owner and developer is BHI Supply INC. for a development located at a legal description known as Willow View Acres Tracts 1 through 12 in the SE1/4 of the SW1/4 of Section 27 Township 100 Range 50. General address of 272nd Street and Mc Sneve Road which is located half way between Western Ave and Minnesota Ave. Developer's engineer to provide data on each lot as too Buildablity with review by County Engineer if necessary. Motion to table until November 20th, 2006 by Evanson, 2nd by Andersen. All members voted to approve.
- 2) Owner and developer is Calvin Schriever for a development located at a legal description to be known as Tracts 15 through 26 of Schrievers Addition in the NW1/4 of Section 8, Township 99, Range 50. "R" Rural Residential District. Motion to approve preliminary plan with stipulation that current ordinance regulations must be met on final plan by Nusz, 2nd by Hoffman. All members voted to approve.

k) **Final Plan:**

- l) **Plats:** Motion to approve plats 1-4 by Hoffman, 2nd by Nusz. All members voted to approve.
 - 1) Tract 1 of Neeman's Addition of the NW1/4 of Section 6, Township 99, Range 50.
 - 2) Larson's Tract in the NE1/4 of the SE1/4 of Section 7, Township 96, Range 48.
 - 3) Tract 1 of Merkle Addition in the NE1/4 of Section 8 Township 99, Range 50.
 - 4) Tract 5 of Mettler's Addition in the NE1/4 of the NE1/4 of Section 23, Township 97, Range 49.

m) **Additional Items:**

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