

Lincoln County Planning and Zoning
September 17th, 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 September 17, 2007 at the Lincoln County Extension Office, 200 East 5th Street, Canton, SD.

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

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

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

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

c) **Rezoning Petitions: None**

d) **Rezoning Hearings:**

1) **07-REZ-006** Petitioner is Bernie Punt for Siouxland Energy & Livestock Coop to rezone from "A" Ag Public Use District to "I" Industrial District for a ethanol loading area on to rail cars at a legal description of approximately 31 acres in the NE1/4 and SE1/4 of Section 24, Township 96, Range 48. General address directly south of Hudson. Date/time for September 17, 2007 at 7:30pm. A motion was made by Evanson, 2nd by Hoffman to recommend denial of rezoning. The motion failed with two voting for the motion and three voting against. After more discussion a motion was made by Andersen, 2nd by Evanson to recommend denial of rezoning. The motion passed with Coplan opposed.

e) **Conditional Use Permit Applications:**

1) **07-CUP-048** Petitioner is Claire Rauser to operate a metal rolling/fabrication business at a legal description of Superior Addition Tract 1 of the SE1/4 of Section 18, Township 97, Range 50. "C" Commercial District. General address of 28777 Superior Place, Beresford, SD. A motion was made by Evanson, 2nd by Hoffman to approve with stipulations. The motion carried unanimously.

a) 6' commercial grade fence with barb if there is outside storage.

b) Security Lights

c) Landscaping

2) **07-CUP-049** Petitioner is John Fortney for Pivot Power requesting to expand at a legal description of Tracks 16 & 17 of Albers Tracts of Section 30, Township 100, Range 50. "C" Commercial District. General address of 47063 104th Street, Sioux Falls, SD. A motion was made by Hoffman, 2nd by Andersen to approve with stipulations. The motion passed unanimously.

a) 6' Commercial grade fence with barb for outside storage.

b) Security lights- Contact Sheriff's office to discuss

c) Landscaping

3) **07-CUP-050** Petitioner is Leon G. Beckman requesting smaller lots at a legal description of Lots 7 thru 16, Block 3 and Lots 4 thru 8, Block 4 of Hagedorn Industrial Park of Section 25, Township 100, Range 51. "I" Industrial District. General address of Monte and Mindy Streets, Tea. A motion was made by Hoffman, 2nd by Evanson to approve. The motion passed unanimously.

4) **07-CUP-051** Petitioner is Troy Larson for Lewis & Clark Rural Water System, Inc. to develop and operate a reservoir and booster station for pipeline and water system at a legal description of NE1/4 of Section 21, Township 100, Range 51. "A" Ag Public Use District. General address of intersection of 270th Street and 467th Avenue, Tea, SD. A motion was made by

Coplan, 2nd by Nusz to approve with stipulation that the county engineer approve site plan. The motion passed unanimously.

- 5) **07-CUP-052** Petitioner is City of Tea to erect a 500,000 gallon water tower at a legal description Lot 1, Block 7 of Howling Ridge Addition in the SW1/4 of Section 23, Township 100, Range 51. "A" Ag Public Use District. General address of SE corner of Quintin Street/Main Avenue intersection in Howling Ridge Addition, Tea, SD. A motion was made by Nusz, 2nd by Andersen to approve petition with stipulation that an engineer signs off on plans. The motion carried unanimously.

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 by Evanson, 2nd by Coplan to approve Plats 1-6 and remove number 7. The motion passed unanimously.

1) Tracts A & B of Sweeter Addition in the NE1/4 of Section 27, Township 98, Range 51.

2) Lot 3A & Lot 4A, Block 6 of Bakker Crossing First Addition in the SE1/4 of Section 29, Township 100, Range 50.

3) Lounsbery Tract 1 an Addition in the SW1/4 of the SE1/4 of Section 11, Township 97, Range 51.

4) Tract 2 of Bruce's Addition in the N1/2 of the SW1/4 of Section 22, Township 97, Range 48.

5) Tract 1 of Merkle's Addition in the S1/2 of the SW1/4 of Section 22, Township 97, Range 48.

6) Tract 2 of Merkle Addition in the NE1/4 of Section 8, Township 99, Range 50.

7) Lot 1 of Substation Addition in the SW1/4 of Section 11, Township 100, Range 51.

Additional Items:

- 1) Tiff District Hearing. Date/Time set for September 17th, 2007 at 8:00p.m. A motion was made by Nusz, 2nd by Hoffman to recommend approval of the Tiff District Plan to the County Commissioners. The motion passed unanimously.

A motion was made by Hoffman, 2nd by Evanson to adjourn. The motion passed unanimously.