

MINUTES
LINCOLN COUNTY PLANNING AND ZONING COMMISSION
May 1, 2009

SPECIAL MEETING

8:00 Am Planning & Zoning Conference Room
Lincoln County Courthouse

ROLL CALL A special meeting was brought to order at 8:00 AM on Friday, May 1, 2009 by Chairwoman June Nusz with members Chuck Molstad, Darrel Sogn, Craig Andersen, Dick Portz and alternate County Commissioner Dave Gillespie in attendance. Absent were Chad Nelson and County Commissioner Jason Melcher.

Staff members present were Paul Aslesen-Director and Laurie Powell-Deputy Director

APPROVAL OF AGENDA -A motion was made by Andersen and seconded by Portz to approve the May 1, 2009 Special meeting agenda. Motion was unanimous.

ITEM 1. CONDITIONAL USE PERMIT REVIEW #09-CUP-011 Locate Tower for Commercial GPS utilization.

Legal Description: SW1/4 Ex Hazel TR 1 Section 5, Township 96, Range 50

Location: 47142 292nd Street, Beresford, SD 57004

Petitioner/Owner: Daniel Blankespoor/William Hazel Trust by Darwin Hazel

General Information

Present Zoning: "A" Agriculture

Existing Land Use: Agriculture

Parcel Size: 156.20 Ac

Report By: Paul Aslesen

Recommendation: Staff recommends approval of this Conditional Use petition with stipulations.

Petitioner Testimony: Dan Blankespoor of Precision Tower Network reviewed the purpose of the GPS tower request and explained the process. He explained the need for a separate tower rather than co-location on towers in the same vicinity. Brian Soehl of Van Tech Communications gave additional information on the process.

Action: A motion was made by Andersen and seconded by Molstad to approve the petition with the following stipulations:

Conditional Use Permit: All proposed tower facilities, as defined in this ordinance, shall obtain a conditional use permit through the County. New tower facilities shall be allowed as conditional uses under the following zoning districts: Agriculture-Public Use, Commercial Service and Industrial.

- 1. Setback: There shall be a minimum setback of 600' from the tower base to any existing residence or proposed residential development area based on the land use plan except the farmstead residence on the proposed site.*

Building structures must meet County setback requirements. Towers shall be no more than 200' in height. Towers exceeding 200' may be considered, if FCC and F AA approval is received.

- 2. Fencing: The tower facility shall be protected by a security fence from six (6) feet to eight (8) feet in height around the perimeter of the site.*
- 3. Signage: The owner's name, telephone number and site ID number shall be posted on the gate of a perimeter fence. No other advertising or identification sign of any kind is permitted on the tower facility, except applicable warning and equipment information as required by the manufacturer or by federal, state or local authorities.*
- 4. Lighting: The light source for any necessary security lighting shall feature down-directional, sharp cut-off luminaries that insure there is no spillage of illumination off the parcel or easement boundary.*
- 5. Towers shall be of a monopole design unless it is determined that an alternative design would be appropriate for the particular site or circumstance.*
- 6. All sites and equipment shall be maintained in good condition, order and repair so they shall not endanger the life or property of any person.*

The motion was unanimous.

A motion to adjourn was made by Portz and seconded by Sogn. The motion was unanimous.

ADDITIONAL ITEMS:

1. Workshop on Building permit fees 6:00 pm May 18, 2009

Respectfully submitted by:
Laurie Powell
Deputy Director
Lincoln County Planning & Zoning