AGENDA
LINCOLN COUNTY PLANNING AND ZONING COMMISSION
June 16, 2014
7:00 P.M. Regular Meeting, Commissioners’ Meeting Room
Lincoln County Courthouse

ROLL CALL

ITEM 1. APPROVAL OF AGENDA – June 16, 2014

ITEM 2. APPROVAL OF MINUTES – May 19, 2014

ITEM 3. REZONE 14-REZ-006 The purpose is to rezone from “A-1” Agriculture to “RR” Rural Residential to gain one (1) single family housing eligibility.

Legal Description: Lake Alvin Subdivision in the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) *Except the S208’ of the W208’ of Section 33, Township 100N, Range 49W of the 5th P.M., Lincoln County, South Dakota
Location: 47898 273rd St., Harrisburg, SD
Petitioner/Owner: Barbara A Christiansen

General Information
Present Zoning: “A-1” Agriculture
Existing Land Use: Residential
Parcel Size: 9.91 Acres

ITEM 4. REZONE 14-REZ-007 The purpose is to rezone from “A-1” Agriculture to “I-1” Light Industrial for the purpose of operating a seed business from the location with office, warehouse and bulk seed facility.

Legal Description: Anderson Tract 2 in the Southeast Quarter (SE1/4) of Section 18, Township 96N, Range 50W of the 5th P.M. in Lincoln County, South Dakota
Location: General location of the intersection of Exit 50 on Interstate 29 and 294th St, Beresford, SD
Petitioner/Owner: David DeLay

General Information
Present Zoning: “A-1” Agriculture
Existing Land Use: “I-1” Light Industrial
Parcel Size: 5 Acres

ITEM 5. CONDITIONAL USE PERMIT 14-CUP-014 For the purpose of installing a 30,000 gallon propane tank.

Legal Description: McKillips Tract 1 in the Southwest Quarter (SW1/4) of Section 22, Township 99N, Range 49W of the 5th P.M. in Lincoln County, South Dakota
Location: 47928 277th St., Canton, SD
Petitioner/Owner: Chuck Springman for Eastern Farmers Coop/Jason VandenTop

General Information
Present Zoning: “I-2” General Industrial
Existing Land Use: “I-2” General Industrial
Parcel Size: 9.44 Acres

ITEM 6. CONDITIONAL USE PERMIT 14-CUP-015 For the purpose of requesting one (1) single family housing eligibility for a family member.

Legal Description: Tract 2 Fleming’s Addition in the North half of the Northwest Quarter (N1/2NW1/4) in Section 32, Township 100N, Range 50W of the 5th P.M., Lincoln County, South Dakota
Location: 27212 471st Ave, Harrisburg, South Dakota
Petitioner/Owner: Peter Gladush

General Information
Present Zoning: “A-1” Agriculture
Existing Land Use: Residential
Parcel Size: 7.3 Acres

ITEM 7. CONDITIONAL USE PERMIT 14-CUP-016 For the purpose of building a structure over 1500 sq. ft. in a residential area. Petitioners are requesting a 12,000 sq. ft. horse barn/riding arena.

Legal Description: Gray’s Tract 2 in the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) in Section 21, Township 100N, Range 49W of the 5th P.M., Lincoln County, South Dakota
Location: 47878 271st St, Harrisburg, South Dakota
Petitioners/Owners: Aaron & Amber Ellingsen/Cliff & Amy Schulz
**General Information**

Present Zoning: “A-1” Agriculture
Existing Land Use: Residential
Parcel Size: 4.8 Acres

**ITEM 8. CONDITIONAL USE PERMIT 14-CUP-013** For the purpose of operating a car dealership, site and internet sales, general automotive repair and body work – no painting on site. Tabled from May meeting.

- **Legal Description:** RMS Addition in Sky Haven Heights Lot A – Lot 1 in the Northwest Quarter (NW1/4) of Section 30, Township 100N, Range 50 W of the 5th P.M., Lincoln County
- **Location:** 47012 Airport Pl, Tea, SD
- **Petitioner/Owner:** Ilya Mazan/Rex Gullickson

**General Information**

Present Zoning: “C” Commercial
Existing Land Use: “C” Commercial
Parcel Size: .33 Acres

**ITEM 9. CONDITIONAL USE PERMIT 14-CUP-017** For the purpose of building an addition onto an existing accessory building in a residential area. Petitioner has an existing 1344 sq. ft. structure and proposes an addition of 1400 sq. ft. (total of 2744 sq. ft.)

- **Legal Description:** Giebink Tract 9 in the Northeast quarter of the Southeast quarter (NE1/4SE1/4) of Section 35, Township 100 N, Range 51 W of the 5th P.M. in Lincoln County, South Dakota
- **Location:** 27279 469th Ave, Tea, South Dakota
- **Petitioner/Owner:** Emery E Schmitt

**General Information**

Present Zoning: “A-1” Agriculture
Existing Land Use: Residential
Parcel Size: 1.07 Acres

**ITEM 10. CONDITIONAL USE PERMIT 14-CUP-018** For the purpose of boarding/stabling of horses in a rural residential area. Contingent on the approval of 14-CUP-016.

- **Legal Description:** Gray’s Tract 2 in the Southeast quarter of the Southeast quarter (SE1/4SE1/4) consisting of 4.82 Acres and the Southeast quarter of the Southeast quarter (SE1/4SE1/4) Lying South of the RR ROW *Except Thompson Tract and part sold* consisting of 11.09 Acres both in Section 21, Township 100N, Range 49W of the 5th P.M., Lincoln County, South Dakota
- **Location:** 47878 271st St., Harrisburg, South Dakota
- **Petitioner/Owner:** Aaron & Amber Ellingsen and Cliff & Amy Schulz

**General Information**

Present Zoning: “A-1” Agriculture
Existing Land Use: Residential
Parcel Size: 4.82 and 11.09 Acres

**ITEM 11. CONDITIONAL USE PERMIT 14-CUP-019** For the purpose of operating an Auction House for estate & vehicle auctions. (Cars, trucks, ATV’s, boats, and RV/s)

- **Legal Description:** Lot 7 Block 1 Smith’s 3rd Addition in the Southeast quarter (SE1/4) of Section 31, Township 100N, Range 50W of the 5th P.M., in Lincoln County, South Dakota
- **Location:** 27266 Kenworth Place, Harrisburg, SD 57032
- **Petitioner/Owner:** Jeff Harding/Total Auctions

**General Information**

Present Zoning: “I-1” Light Industrial
Existing Land Use: “I-1” Light Industrial
Parcel Size: 4.8 Acres

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Additional Items:
1. Toby Brown-SECOG- Ordinance Review Group 6:00 P.M.

Respectfully submitted by:
Laurie Lundquist
Planning Specialist
Lincoln County Planning & Zoning