



**LINCOLN COUNTY PLANNING COMMISSION
LINCOLN COUNTY COURTHOUSE – COMMISSION MEETING ROOM
104 N. Main Street, Canton, South Dakota**

**AGENDA
Monday, October 15, 2018
7:00 P.M.**

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES – September 17, 2018 Regular Meeting

3. APPROVAL OF AGENDA

4. PUBLIC HEARINGS –

- a. REZONING / 18-REZ-004: Request for review and recommendation for approval to the Board of County Commissioners of a Rezoning from “A-1” Agricultural District to “PD” Legends of Gold Planned Development District. The Planned Development includes the following properties legally described as:

Tract 2A Woodfield Tracts in the North half (N1/2) of Section 33, Township 96 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Bethesda Tract 1 in the Northwest quarter (NW1/4) of the Southeast quarter (SE1/4) and Southwest quarter (SW1/4) of the Southeast quarter (SE1/4) of Section 33, Township 96 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.

North 303' of East 88.1' of West 660' of Lot 2 of Burn's Subdivision & North 243' of West 40' of Lot 3 of Burn's Subdivision of Section 33, Township 96 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Applicant/Owner: Terry & Lisa Pack

Location: 47256 SD Hwy 46 - Beresford

- b. CONDITIONAL USE PERMIT / 18-CUP-037: Request for review and approval of a Conditional Use Permit proposing to allow the operation of a Class 1 Major Home Occupation. The property is legally described as Kuhle Tracts 7 & 18, in the Northwest quarter (NW1/4) of Section 15, Township 100 North, Range 51 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Applicant/Owner: Michael & Curt Matzen

Location: 26932 467th Ave – Sioux Falls

- c. CONDITIONAL USE PERMIT / 18-CUP-038: Request for review and approval of a Conditional Use Permit proposing to allow the construction of warehousing exceeding 10,000 square feet – requesting 18,400 total square feet. The property is legally described as Kerslake 2nd Addition, Lot 7, Block 4, in the South half (S1/2) of Section 24, Township 100 North, Range 51 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Applicant/Owner: Ed O'Connor/Amazin Space Sioux Falls Secured Self Storage LLC

Location: 27055 Gayle Ave - Tea

- d. CONDITIONAL USE PERMIT / 18-CUP-040: Request for review and approval of a Conditional Use Permit proposing to allow the construction and operation of seed and agricultural chemical sales. The property is legally described East half (E1/2) Northeast quarter (NE1/4) and Northeast quarter (NE1/4) of the Southeast quarter (SE1/4) of Section 36, Township 96 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Applicant/Owner: Tim Delay

Location: Intersection of 296th St and 476th Ave – Beresford

- e. CONDITIONAL USE PERMIT REVIEW / 14-CUP-013: Request for review of an existing Conditional Use Permit to operate motor vehicle sales. The property is legally described as Lot A in Lot 1 of RMS Addition in Sky Haven Heights in the Northwest quarter (NW1/4) of Section 30, Township 100 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Applicant/Owner: Ilya Mazan/Rex Gulickson

Location: 47012 Airport Pl - Tea

- f. CONDITIONAL USE PERMIT REVIEW / 16-CUP-013: Request for review of an existing Conditional Use Permit to operate a contractor's shop and storage yard. The property is legally described as Tract 2 and Tract 2A of Moir's Tracts in the East half (E1/2) of the Southeast quarter (SE1/4) of the Southeast quarter (SE1/4) of Section 27, Township 100 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Applicant/Owner: Geoff Ellerbroek/Summit Properties LLC

Location: 47392 272nd St - Harrisburg

5. OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSISON

6. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

- a. Correspondence received.
- b. Comments from Planning Commission members.
- c. Opportunity for Public Comment.

7. REPORT OF LINCOLN COUNTY BOARD OF COMMISSIONERS' REPRESENTATION

8. NEW BUSINESS

- a. Discuss Concept Plan for a Proposed Residential Subdivision – Presented by Thomas Wipf, Located in Section 16, Township 100 North, Range 51 West.
- b. Setting public hearing dates.
- c. Other new business.

9. ADJOURNMENT