



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

**AGENDA
Monday, May 21, 2018
7:00 P.M.**

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES – April 16, 2018 Regular Meeting

3. APPROVAL OF AGENDA

4. PUBLIC HEARINGS

- a. CONDITIONAL USE PERMIT / 18-CUP-008: Request for review and approval of a Conditional Use Permit proposing to exceed 1,500 sq. ft. of total accessory building area – requesting 2,400 sq. ft. new and 6,180 total sq. ft. The property is legally described as Tract 1 Huizenga Farms Addition except Lot A in the Southwest quarter (SW1/4) of Section 2, Township 99 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Petitioner/Owner: Haug Steel/Dale and Myra Zomer

Location: 47426 274th St – Harrisburg

- b. CONDITIONAL USE PERMIT / 18-CUP-011: Request for review and approval of a Conditional Use Permit proposing to allow the operation of a contractor’s shop and storage yard. The property is legally described as Tract 27 of the Southwest Industrial Park in the Northeast quarter (NE1/4) of the Southeast quarter (SE1/4) of Section 24, Township 100 North, Range 51 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Applicant/Owner: Tatyana Gladush/Alex Properties

Location: 27058 Sunset Boulevard – Sioux Falls

- c. CONDITIONAL USE PERMIT / 18-CUP-012: Request for review and approval of a Conditional Use Permit proposing to exceed 1,500 sq. ft. of total accessory building area – requesting 7,200 sq. ft. new and total. The property is legally described as Lots 14 and 15 of the Springdale Estates Addition in the North half (N1/2) of the Northwest quarter (NW1/4) of Section 26, Township 100 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Applicant/Owner: Scott Terveen/Scott and Stacy Terveen

Location: 27112 Cardinal Place – Harrisburg

- d. CONDITIONAL USE PERMIT / 18-CUP-013: Request for review and approval of a Conditional Use Permit proposing to allow the operation of a contractor’s shop and storage yard. The property is legally described as Bumgardner Tract 4 in Lot 1 of the Northeast quarter (NE1/4) of the Northeast quarter (1/4) of Section 1, Township 99 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Applicant/Owner: Jennie Johnson/BJ Property LLC

Location: 47593 273rd Street – Harrisburg

- e. CONDITIONAL USE PERMIT / 18-CUP-014: Request for review and approval of a Conditional Use Permit proposing to transfer one (1) building eligibility from the property legally described as Tract 1 of the Sandvig’s Addition in the South half (S1/2) of the Northeast quarter (NE1/4) in Section 34, Township 97 North, Range 49 West of the 5th Principal Meridian, Lincoln County, South Dakota to the property legally described as the Northeast quarter (NE1/4) of the Southeast quarter (SE1/4) in Section 34, Township 97 North, Range 49 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Applicant/Owner: Bret Merkle/Pederson Ag LLC

Location: Approx. ½ mile south of the intersection of 290th St. and 480th Avenue - Hudson

- f. CONDITIONAL USE PERMIT / 18-CUP-015: Request for review and approval of a Conditional Use Permit proposing to allow the operation of outside storage/warehousing. The property is legally described as Lot 11A of the Smith's Second Addition in the Southeast quarter (SE1/4) of Section 31, Township 100 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.
Applicant/Owner: Jeff Kuhlman/Richard Halstead
Location: 47038 Smith Circle – Harrisburg
- g. CONDITIONAL USE PERMIT / 18-CUP-016: Request for review and approval of a Conditional Use Permit proposing to exceed 1,500 sq. ft. of total accessory building area – requesting 2,160 sq. ft. new and 2,400 sq. ft. total. The property is legally described as Tract 4 of the Graves Addition in the Northwest quarter (NW1/4) of Section 29, Township 99 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.
Applicant/Owner: Jon Waltjer/Jon and Shelly Waltjer
Location: 47125 277th Street – Lennox
- h. CONDITIONAL USE PERMIT / 18-CUP-017: Request for review and approval of a Conditional Use Permit proposing to allow the operation of outside storage/warehousing. The property is legally described as Lot 1 of Tract 8 of Southtown Addition in Government Lots 1 and 2 in the Northwest quarter (NW1/4) of Section 7, Township 98 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.
Applicant/Owner: SHURA Trucking LLC/AO Land and Holdings LLC
Location: 28021 Boondocks Avenue – Worthing
- i. CONDITIONAL USE PERMIT / 18-CUP-018: Request for review and approval of a Conditional Use Permit proposing to allow the construction and operation of a contractor's shop and storage yard. The property is legally described as Lot 4B in Block 5 of the Kerlake 2nd Addition 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: Chad Javers/Lundin Properties LLC
Location: 27085 Katie Road – Tea

5. OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION

- a. PROPOSED AMENDMENTS TO 2011 REVISED SUBDIVISION ORDINANCE OF LINCOLN COUNTY: Article 8, Minimum Road Improvements and Design Standards, and Article 9, Grading and Drainage.

6. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

- a. Correspondence received.
- b. Comments from Planning Commission members.
- c. Comments from the audience.

7. REPORT OF LINCOLN COUNTY BOARD OF COMMISSIONERS' REPRESENTATION

8. NEW BUSINESS

- a. Setting public hearing dates
- b. Review 2005 – 2025 Lincoln County Comprehensive Plan

9. ADJOURNMENT