



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

**AGENDA  
Monday, June 18, 2018  
7:00 P.M.**

**1. CALL TO ORDER AND ROLL CALL**

**2. APPROVAL OF MINUTES** – May 21, 2018 Regular Meeting

**3. APPROVAL OF AGENDA**

**4. PUBLIC HEARINGS –**

- a. REZONING / 18-REZ-001: Request for review and recommendation for approval to the Board of County Commissioners of a Rezoning from “A-1” Agricultural District to “C” Commercial District. The property is legally described as Lot 1A of Tempo Addition in the North half (N1/2) of the Southwest quarter (SW1/4) of Section 24, Township 100 North, Range 51 West of the 5th Principal Meridian, Lincoln County, South Dakota.

*Petitioner/Owner: A&T Rentals LLC*

*Location: Approximately ½ mile north of the intersection of 469<sup>th</sup> Avenue and 271<sup>st</sup> Street – Tea*

- b. REZONING / 18-REZ-002: Request for review and recommendation for approval to the Board of County Commissioners of a Rezoning from “A-1” Agricultural District to “C” Commercial District. The property is legally described as the West 1325.57’ (except the South 883.92 feet, Klinghagens’s Tract 1, and La Valley Business Park Addition) of the Northwest quarter (NW1/4) of Section 5, Township 99 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.

*Petitioner/Owner: Dennis Klinghagen/Dennis and Valerie Klinghagen*

*Location: Approximately ½ mile west of the intersection of Interstate 29 and 273<sup>rd</sup> Street - Harrisburg*

- c. CONDITIONAL USE PERMIT / 18-CUP-019: Request for review and approval of a Conditional Use Permit proposing to exceed 10,000 sq. ft. of total warehouse building area – requesting 5,000 sq. ft. for a total of 20,000 sq. ft. The property is legally described as Tract A of Lot E in Van Woudenberg’s Addition in the Southeast quarter (SE1/4) of Section 16, Township 98 North, Range 49 West of the 5th Principal Meridian, Lincoln County, South Dakota.

*Petitioner/Owner: Kenny Wieczorek/G&K Supreme Auto Sales*

*Location: 28189 479<sup>th</sup> Avenue – Canton*

- d. CONDITIONAL USE PERMIT / 18-CUP-020: 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 Tract B of Landmark Industrial Park Addition and a portion of Government Lot 1 in the of the Southwest quarter (SW1/4) of Section 30, Township 100 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.

*Applicant/Owner: Cole Weller/CB Bank LLC*

*Location: Approximately ½ mile south of the intersection of Interstate 29 and 271<sup>st</sup> Street – Tea*

- e. CONDITIONAL USE PERMIT / 18-CUP-021: Request for review and approval of a Conditional Use Permit proposing to allow equipment, sales, display and repair. The property is legally described as the South half (S1/2) of Tract 1B of Southwest Industrial Park in the East half (E1/2) of the Southeast quarter (SE1/4) in Section 24, Township 100 North, Range 51 West of the 5th Principal Meridian, Lincoln County, South Dakota.

*Applicant/Owner: Sheehan Trailers/Rima R. Hanna Trust*

*Location: 27097 Sundowner Avenue – Sioux Falls*

- f. CONDITIONAL USE PERMIT / 18-CUP-023: Request for review and approval of a Conditional Use Permit to allow the operation of an auto body shop. The property is legally described as Tract 32 of 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: Daron Reaves/Fair City Auto Sales LLC*  
*Location: 27051 Sunrise Avenue – Sioux Falls*
- g. PROPOSED TEXT AMENDMENT TO THE 2009 REVISED ZONING ORDINANCE FOR LINCOLN COUNTY: To amend Section 9.02, Permissive Uses, of Article 9, Recreation/Conservation District.

**5. OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISISON**

- a. 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 5,100 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*

**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. Other new business

**9. ADJOURNMENT**