

# MINUTES OF THE LINCOLN COUNTY PLANNING COMMISSION

October 19, 2020

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Monty Derausseau, Colin Enstad, Wendi Hogan, Jerry Jongeling, Erik Scott, and Gary Pashby.

STAFF PRESENT: Toby Brown & Joan Doss - County Planning

PUBLIC PRESENT: Greg and Mary Noteboom, Kenny Wiczorek

## 1. CALL TO ORDER AND ROLL CALL

The regular meeting was called to order on October 19, 2020 at 6:30pm in the Commission Meeting Room of the Lincoln County Courthouse by Chairman Pashby.

## 2. APPROVAL OF SEPTEMBER 21, 2020 MINUTES

Jongeling motioned to approve the minutes and was seconded by Scott. Motion passed unanimously (6-0).

## 3. APPROVAL OF AGENDA

Derausseau motioned to approve the agenda and seconded by Enstad. The motion passed unanimously (6-0).

## 4. OPPORTUNITY FOR PUBLIC COMMENT NOT INVOLVING ITEMS ON THE AGENDA – no comments heard

## 5. PUBLIC HEARINGS –

- a. USE-0076-2020: Conditional Use Permit for warehousing: outdoor storage. The property is legally described as Lot 5 in Block 4 of La Valley Business Park Addition in the Northwest quarter (NW1/4) of Section 5, Township 99 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.

*Applicant/Owner: Greg and Mary Noteboom*

*Location: Approx. 250 feet east of the intersection of La Valley Place and Fairfield Place – Harrisburg*

### Staff Presentation:

Toby gave an overview of the application and outlined the recommended conditions as follows:

1. The Conditional Use Permit (USE-0076-2020) is approved solely for warehousing: outdoor storage on the property.
2. The property shall be maintained in a neat and orderly manner.
3. Submit a grading plan for review and acceptance prior to any site grading activities.
4. Any lighting used for outdoor illumination shall be hooded or controlled so light does not shine upward nor light adjoining properties.
5. Privacy fencing shall be installed along the property lines; this fencing shall provide a complete visual screen.
6. Parking and loading shall meet the standards of Article 15 of the 2009 Revised Zoning Ordinance for Lincoln County.
7. All reasonable efforts shall be made to ensure the security of the buildings and the property.

### Public Comment:

Greg Noteboom, the applicant, noted the property would be used for overflow inventory and possible sales display so they would not want a full privacy fence. He also noted the lot would be surfaced with crushed asphalt and would leave the grade of the site as is. Commissioner Scott asked what kind of fencing would be acceptable. Greg noted he was planning on a 6ft chain link, but would be agreeable to including slats.

Pashby asked for public comment, hearing none he closed the floor.

**Discussion & Action:** Scott motioned to approve with the recommended conditions and to amend #5 to include by June 15, 2021. The motion was seconded by Jongeling. The motion passed unanimously (6-0).

- b. USE-0083-2020: Conditional Use Permit for warehousing to exceed 10,000 sq ft on the premise – requesting 36,000 square feet. 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.

*Applicant/Owner: G & K Supreme Auto Sales (Kenny Wieczorek)*  
*Location: 28189 479<sup>th</sup> Ave – Canton*

**Staff Presentation:**

Toby gave an overview of the application and outlined the recommended conditions as follows:

1. This permit (USE-0083-2020) allows for the construction of four (4) 80'x50' warehousing structures, for a total of 36,000 square feet on the premise, in the general locations as shown on the site plan submitted with the application.
2. Conditional Use Permit USE-0083-2020 shall replace Conditional Use Permit 18-CUP-019.
3. A building permit from Lincoln County is required prior to construction of each proposed building.
4. No unscreened outside storage is permitted, and the property shall be kept neat and orderly at all times.
5. No businesses shall operate out the warehouse/mini storage units.

**Public Comment:**

Kenny Wieczorek noted the new buildings would be built over a few years – roughly 1 building every year or so – and the buildings would match the appearance of the existing buildings.

Pashby asked for public comment, hearing none he closed the floor.

**Discussion & Action:** Scott motioned to approve with the recommended conditions and was seconded by Jongeling. Motion passed unanimously (6-0)

**6. OLD BUSINESS – None**

**7. OPEN DISCUSSION FOR COMMISSION MEMBERS FOR ISSUES NOT ON THE AGENDA**

- a. Correspondence received. – None
- b. Comments from Planning Commission members. – None.

**8. REPORT OF LINCOLN COUNTY BOARD OF COMMISSIONERS' REPRESENTATION – None**

**9. NEW BUSINESS**

- a. Setting public hearing dates. Toby noted staff is requesting a public hearing to review permit 14-CUP-022. Commission members were in consensus to schedule the hearing for November. Toby also noted that there will be a Joint Jurisdiction meeting in November.
- b. Other new business – Toby asked the commission if the December regular meeting could be cancelled. Commission members were open to the idea as long as the January agenda wouldn't be too long.

**10. ADJOURNMENT**

Derausseau motioned to adjourn at 7:05pm and was seconded by Enstad. Motion passed unanimously (6-0).

Respectfully submitted, Joan Doss - Planner