

MINUTES OF THE LINCOLN COUNTY PLANNING COMMISSION

December 16, 2019

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Erik Scott, Tyler Klatt, Jerry Jongeling, Monty Derosseau, Gary Pashby, Tiffani Landeen, and Stacey Clay Namminga

STAFF PRESENT: Toby Brown & Joan Doss - County Planning

PUBLIC PRESENT: Bret Merkle, Russ VanderPol, Nate Vander Plaats, and Chad Conaway

1. WORK SESSION WITH LINCOLN COUNTY BOARD OF COMMISSIONERS

Staff presented an overview of permits approved in 2019 and discussed a work plan for 2020 which listed projects and ordinance amendments to be completed in the coming year.

2. CALL TO ORDER AND ROLL CALL

The regular meeting was brought to order on December 16, 2019 at 6:30pm in the Commission Meeting Room of the Lincoln County Courthouse by Chairman Derosseau.

3. APPROVAL OF NOVEMBER 18, 2019 MINUTES

Pashby motioned to approve the minutes and was seconded by Jongeling, with a correction to the meeting date. The motion passed unanimously (7-0).

4. APPROVAL OF AGENDA

Landeen motioned to approve the agenda by removing items 6a, 6b, and 7a. The motion was seconded by Pashby. The motion passed unanimously (7-0).

5. OPPORTUNITY FOR PUBLIC COMMENT NOT INVOLVING ITEMS ON THE AGENDA

Nick Vander Plaats was available for questions about the TIF plan for Lennox.

Chad Conaway noted that the Lennox School District was supportive of the TIF plan.

6. PUBLIC HEARINGS

- a. Removed from agenda.
- b. Removed from agenda.
- c. CONDITIONAL USE PERMIT / USE-0084-2019: Application for a Conditional Use Permit to transfer two (2) building eligibilities. The original parcel is described as the South 208.71' of the West 208.71' of the Southeast quarter (SE1/4) of Section 16, Township 99 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota. The receiving parcel is described as the North half of the North half of the Northwest quarter (N1/2N1/2NW1/4) of Section 21, Township 99 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.
Applicant/Owner: Bret Merkle/Pente Farms LLC
Location: Southeast corner of the intersection of 276th Street and 472nd Avenue – Harrisburg

Staff Presentation:

Toby presented the application and noted the county highway department is working with the applicant regarding driveways for the eligibility sites. He concluded with a list of recommended conditions as follows:

1. The conditional use permit transfers two housing eligibilities to N1/2N1/2NW1/4 of Section 21, T99N, R50W.
2. Individual lots shall be platted prior to use of the second and third building eligibility.

Public Comment:

Bret Merkle provided a drawing of the site to the commission members, and noted he plans on building the homes on the high points of the land and would expand the low-laying areas into detention ponds.

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

Discussion & Action:

Pashby motioned to approve with conditions as recommended and was seconded by Klatt. The motion passed unanimously (7-0)

- d. CONDITIONAL USE PERMIT / USE-0087-2019: Application for a Conditional Use Permit to allow an accessory building to exceed 1,500 square feet – requesting a total of 4,312 square feet on the premise. The property is legally described as Tract 1 of Hagedorn's Addition, in the Northwest quarter of the

Northwest quarter (NW1/4NW1/4) of Section 8, Township 99 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Applicant/Owner: Russell Vanderpol

Location: 47111 274th Street – Harrisburg.

Presentation:

Toby presented the application and read two letters received from Richard Smidt that noted concerns about commercial activity, traffic, and drainage issues. He concluded with a list of recommended conditions as follows:

1. The project (1,800 sq. ft. accessory building) is substantially developed in accordance with **Exhibit A** or as modified by the Planning Commission.
2. The Conditional Use Permit shall be valid for a period of two (2) years from this date and if not commenced shall expire on **December 24, 2021**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval shall not be extended beyond **December 24, 2022**.
3. A building permit must be issued prior to commencement of construction of the proposed accessory building.

Public Comment:

Russ VanderPol noted that the building would be used for his kid's cars and other personal storage. He noted that he stores some work vehicles on site in the winter, but does not operate his business from his home.

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

Discussion & Action:

Namminga motioned to approve with the findings and conditions as recommended. The motion was seconded by Landeen, and passed unanimously (7-0).

7. OLD BUSINESS

- a. Removed from agenda

8. OPEN DISCUSSION FOR COMMISSION MEMBER FOR ISSUES NOT ON THE AGENDA

- a. Correspondence received. – Correspondence was given to members at the beginning of the meeting.
- b. Comments from Planning Commission members. – None.

9. REPORT OF LINCOLN COUNTY BOARD OF COMMISSIONERS' REPRESENTATION –

Landeen invited the Planning Commission members to the meeting on January 14th where representatives will answer questions about the Lennox TIF plan.

10. NEW BUSINESS

- a. Setting public hearing dates. No permit review hearings set for next month
- b. Review Section 15.04 Minimum Improvement and Maintenance Standards. Toby presented a draft of changes to Section 15.04, and consensus was to move forward with the draft of changes. A public hearing will be scheduled for the next meeting.
- c. Other new business - none.

11. ADJOURNMENT

Landeen motioned to adjourn at 7:15pm and was seconded by Namminga. Motion passed unanimously (7-0).

Respectfully submitted,
Joan Doss
Planner