

# MINUTES OF THE LINCOLN COUNTY PLANNING COMMISSION

March 16, 2020

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Erik Scott, Jerry Jongeling, Monty Derosseau, Tiffani Landeen, and Gary Pashby

STAFF PRESENT: Toby Brown & Joan Doss - County Planning

PUBLIC PRESENT (sign-in sheet): Chris Crossan

## 1. CALL TO ORDER AND ROLL CALL

The regular meeting was called to order on March 16, 2020 at 6:30pm in the Commission Meeting Room of the Lincoln County Courthouse by Chairman Derosseau.

## 2. APPROVAL OF FEBRUARY 18, 2020 MINUTES

Landeen motioned to approve the minutes by adding the Lennox Tax District Resolution text and was seconded by Pashby. The motion passed unanimously (5-0).

## 3. APPROVAL OF AGENDA

Landeen motioned to approve the agenda by removing items 6-9 and was seconded by Jongeling. The motion passed unanimously (5-0).

## 4. OPPORTUNITY FOR PUBLIC COMMENT NOT INVOLVING ITEMS ON THE AGENDA - none

## 5. PUBLIC HEARINGS

- a. CONDITIONAL USE PERMIT / USE-0006-2020: Application for a Conditional Use Permit to allow an accessory building to exceed 1,500 square feet – requesting an 18’x36’ addition for a total of 5,022 square feet. The property is legally described as the West 102’ of the East 502’ of the South 264’ and Tract 1 of Pedersons Addition, except Lot H-1, in the southeast quarter of the southeast quarter (SE1/4SE1/4) of Section 3, Township 98 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.

*Applicant/Owner: Christopher and Cali Crossan*

*Location: 47390 280<sup>th</sup> St – Worthing*

### Staff Presentation:

Toby presented the application, noted the application conformed with the ordinance regulations, and listed the recommended conditions as follows:

1. The project (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 March 24, 2022. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval shall not be extended beyond March 24, 2023.
3. A building permit must be issued prior to the commencement of construction.

### Public Comment:

Chris Crossan, the applicant, noted he is looking for more storage space, and that the addition would be a traditional lean-to style.

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

### Discussion & Action:

Jongeling motioned to approve with conditions as recommended and was seconded by Scott. The motion passed unanimously (5-0)

- b. REVIEW CONDITIONAL USE PERMIT / 18-CUP-026: Review of Conditional Use Permit allowing a vehicle storage and auction facility and offices. The property is legally described as the East 72.42 acres of Government Lots 1 and 2 except Lots H-1 and H-2 and Lot BP in the Southwest quarter (SW1/4) of Section 18, Township 99 North, Range 50 West and Lot BP in the East 72.42 acres of Government Lot 1 of the Southwest quarter (SW1/4) of Section 18, Township 99 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.

*Applicant/Owner: Eric Willadsen, Willadsen Lund Engineering/Tatanka Development LLC*

*Location: 47028 276<sup>th</sup> Street - Lennox*

**Staff Presentation:**

Toby presented the application and noted the original permit conditions required steel fencing on the east and south sides of the property, which the property is not in compliance with. Toby then listed the recommended conditions as follows, specifically amending number 11 from the current conditions:

1. The use allowed by this Permit is limited to a vehicle storage and auction facility and offices. No other use, including but not limited to the sale of parts, vehicle wrecking, and vehicle dismantling, and vehicle repair or service (incidental or otherwise) is allowed.
2. No outdoor storage is allowed or permitted except for vehicle storage areas as shown on the approved site plan.
3. This use shall be operated in a manner that does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice by the County.
4. The property shall be kept in a neat and orderly condition at all times.
5. Any exterior lighting shall be directed downwards and shall not create any light glare or spillage onto adjacent property.
6. Driveways, parking lots, or loading/unloading areas shall be constructed with a hard surface. Vehicle storage areas may be gravel surfaced.
7. The applicant shall ensure that employees and customers park on the subject property.
8. The applicant shall not deposit any snow or improperly direct water onto neighboring properties so as to constitute a nuisance.
9. The Planning Department reserves the right to enter and inspect the property at any time, after proper notice to the owner, to ensure that the property is in full compliance with the approved permit conditions and the Lincoln County Zoning Ordinance.
10. If at any time the use ceases to exist, or changes ownership, the owner shall notify Lincoln County Planning and Zoning.
11. Construction of chain link fencing along all sides of the property with privacy slats in the chain link fencing.

**Public Comment:**

Eric Willadsen, available by phone, noted that the DOT objected to the steel fencing because of snow drifting concerns, but that the property owners are agreeable to installing the vinyl slats around the property.

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

**Discussion & Action:**

Landeem motioned to amend the permit conditions as recommended, along with the two findings of fact as stated in the staff report. The motion was seconded by Scott. The motion passed unanimously (5-0).

6. **OLD BUSINESS – Removed from agenda**
7. **OPEN DISCUSSION FOR COMMISSION MEMBER FOR ISSUES NOT ON THE AGENDA – Removed from agenda**
8. **REPORT OF LINCOLN COUNTY BOARD OF COMMISSIONERS’ REPRESENTATION – Removed from agenda**
9. **NEW BUSINESS – Removed from agenda**
10. **ADJOURNMENT**

Landeem motioned to adjourn at 6:45pm and was seconded by Jongeling. Motion passed unanimously (5-0).

Respectfully submitted,  
Joan Doss  
Planner