

MINUTES OF THE LINCOLN COUNTY PLANNING COMMISSION

March 18, 2019

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Tyler Klatt, Ron Albers, Monty Derausseau, Gary Pashby, and Tiffani Landeen

STAFF PRESENT: Toby Brown and Joan Doss - County Planning

PUBLIC PRESENT (sign in sheet): Darren Pluim, Shelly Johnson, and Tony Ventura

1. CALL TO ORDER AND ROLL CALL

The regular meeting was brought to order on March 18, 2019 at 7:00pm in the Commission Meeting Room of the Lincoln County Courthouse by Chairman Derausseau.

2. APPROVAL OF FEBRUARY 19, 2019 MINUTES

Klatt motioned to approve the minutes and was seconded by Pashby. The motion passed unanimously (5-0).

3. APPROVAL OF AGENDA

Pashby motioned to approve the agenda and was seconded by Landeen. The motion passed unanimously (5-0).

4. PUBLIC HEARINGS

- a. CONDITIONAL USE PERMIT / USE-0014-2019: Request for review and approval of a Conditional Use Permit to allow construction of an accessory building to exceed 1,500 square feet – requesting 4,860 square feet. The property is legally described as Tract 22 of Schriever’s Addition in the Northwest quarter (NW1/4) of Section 8, Township 99 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Applicant/Owner: Darren & Monica Pluim Location: 27435 Idena Place – Harrisburg

Staff Analysis:

Description: The applicant is proposing to construct a 54’ x 90’ (4,860 sq. ft.) accessory building for personal storage.

Background: The property currently has a 1,756 sq. ft. (main level) single-family dwelling that was constructed in 2016.

Staff Recommendation: Staff recommends **APPROVAL** for Conditional Use Permit (USE-0014-2019) to allow a 54’ x 90’ (4,860 sq. ft.) accessory building on Tract 22 of Schriever’s Addition in the Northwest quarter (NW1/4) of Section 8, Township 99 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota, contingent upon the following conditions:

1. This approval is for the project described per Conditional Use Permit (USE-0014-2019) to allow construction of a 4,860 sq. ft. accessory building, except as modified with the conditions below.
2. This project shall conform to the conditions contained herein, all applicable regulations of the Lincoln County Zoning Ordinance and any other County, City, State and Federal Codes, ordinances, resolutions and laws that may apply.
3. Subject to staff approval, the property must be developed and maintained in substantial conformance with the site plan received February 21, 2019.
4. The accessory structure may not be used for commercial purposes.
5. The accessory structure cannot be converted into living space.
6. The Planning Department or designated official(s) 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 conditional use permit conditions, all applicable regulations of the Lincoln County Zoning Ordinance and any other County, City, State and Federal Codes, ordinances, resolutions and laws that may apply.

If approved, the Lincoln County Planning Commission’s approval would include the following findings of fact: The Conditional Use Permit is generally in conformance with the Conditional Use Criteria in Section 19.09 of the 2009 Revised Zoning Ordinance for Lincoln County.

Public Comment:

Toby presented a summary of the staff report and noted there are no accessory building of similar size in the vicinity.

Darren Pluim noted the the building would be used for personal storage and a hobby shop for vintage cars and snowmobiles. Albers asked what type of building it would be, and Mr. Pluim noted he has gather bids for a pole building.

Derausseau asked for public comment.

Shelly Johnson noted that there are covenants for the subdivision that require accessory buildings to match the homes and although there are other large buildings in the area, this proposal seems extraordinarily large.

Darren Pluim noted that through his research he believes his lot is not within the HOA, and noted that the building would be behind a tree grove where he would be planting more trees soon. Albers asked about the height of the building, and Mr. Pluim noted it would be about 20 feet in height.

Hearing no further comment, Derausseau closed the floor to public comment.

Discussion & Action:

Klatt motioned to approve the application with the recommended conditions and was seconded by Landeen. The motion passed unanimously (5-0).

USE-0014-2019 – Approved

5. OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISISON - None

6. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

- a. Correspondence received. – None
- b. Comments from Planning Commission members. – Discussion was held on the status of Derek Rondeau’s site in Smith’s Addition. Toby noted that the property is allowed to be used for warehousing and an office as long as there is no outdoor storage. He also noted that staff has visited the site on multiple occasions.
- c. Comments from the audience – None

7. REPORT OF LINCOLN COUNTY BOARD OF COMMISSIONERS’ REPRESENTATION –

Landeen noted Karla Goossen had recently presented information about the equalization department to the county commission, and it was very educational.

8. NEW BUSINESS

- a. Setting public hearing dates. Two applications will be on the April meeting agenda.
- b. Planning Commission Bylaws review. Discussion was held on a variety of proposed changes to the bylaws. Staff will draft changes, and will present the new draft at the April meeting.
- c. Other new business. None.

9. ADJOURNMENT

Klatt motioned to adjourn at 8:10pm and was seconded by Landeen. Motion passed unanimously (5-0).

Respectfully submitted,
Joan Doss
Planner