



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

AGENDA

Monday, July 17, 2017

7:00 P.M.

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES – June 19, 2017 Regular Meeting

3. APPROVAL OF AGENDA

4. PUBLIC HEARING

REZONING 17-REZ-007 Request for review and recommendation for approval to the Board of County Commissioners of a Rezoning application from A-1 Agricultural District to I-1 Light Industrial District. The application is for the property legally described Parlet Tract 1 in the Northeast quarter (NE1/4) of Section 17, Township 99 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Petitioner: 605 Companies

Owner: Matt Kissell

Location: 27523 472nd Ave - Harrisburg

5. PUBLIC HEARING

REZONING 17-REZ-008 Request for review and recommendation for approval to the Board of County Commissioners of a Rezoning application from A-1 Agricultural District to RR Rural Residential District. The application is for the property legally described Tract 1H Burgers Addition in the Northwest quarter (NW1/4) of Section 34, Township 100 North, Range 49 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Petitioner: Eric Willadsen – Willadsen Lund Engineering

Owner: John Burgers

Location: Portion of land south of the Copperwood Cir. and Oak Ridge Pl. intersection - Harrisburg

6. PUBLIC HEARING

PRELIMINARY SUBDIVISION PLAN – LAKEVIEW ESTATES. Request for review and recommendation for approval to the Board of County Commissioners of a preliminary subdivision plan for a proposed rural residential subdivision named Lakeview Estates Addition. The application is for the property legally described as Tract 1H and Tract 1B of Burgers Addition in the Northwest quarter (NW1/4) of Section 34, Township 100 North, Range 49 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Petitioner: Jesse Deffenbaugh and Eric Willadsen – Willadsen Lund Engineering

Owner: John Burgers and Brent & Shawna Henrikson

Location: Approx. 24.8 acres south of Copperwood Cir. and Oak Ridge Pl. intersection - Harrisburg

7. PUBLIC HEARING

CONDITIONAL USE PERMIT 17-CUP-018: Request for review and approval of a Conditional Use Permit application to exceed 1,500 total square feet of accessory building – requesting 1,500 square feet for a total of 1,644 square feet on the property legally described as Lot 7 in Block 4 of Atkins Addition Northwest quarter (NW1/4) of Section 1, Township 99 North, Range 51 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Petitioner/Owner: Troy Lerud

Location: 27327 Adrianna Pl - Tea

8. PUBLIC HEARING

CONDITIONAL USE PERMIT 17-CUP-019: Request for review and approval of a Conditional Use Permit application to allow a manufactured home on the property legally described as E73.92 AC Lot

1 in the Southwest quarter (SW1/4) of Section 7, Township 98 North, Range 51 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Petitioner/Owner: Charles Buus

Location: 46442 281st St - Lennox

9. PUBLIC HEARING

CONDITIONAL USE PERMIT 17-CUP-020: Request for review and approval of a Conditional Use Permit application to allow a contractor's shop and storage yard on the property legally described as Tract 8 in Landmark Industrial Park Addition in the Southwest quarter (SW1/4) of Section 30, Township 100 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Petitioner/Owner: Jerry Myott

Location: Southeast corner of intersection of 470th and Mona St - Tea

10. PUBLIC HEARING

CONDITIONAL USE PERMIT 17-CUP-021: Request for review and approval of a Conditional Use Permit application to allow a contractor's shop and storage yard on the property legally described as Tract 25 in Southwest Industrial Park in the Southeast quarter (SE1/4) in Section 24, Township 100 North, Range 51 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Petitioner: Chad Javers

Owner: Glenn Foster – River Rock Properties LLC

Location: 27050 Sunset Blvd - Tea

11. PUBLIC HEARING

CONDITIONAL USE PERMIT 17-CUP-022: Request for review and approval of a Conditional Use Permit application to allow a rubble dump - concrete processing and stockpiling on the property legally described as Lots 1 and 2 in the Northwest quarter (NW1/4), except .18 A Rd and 14.48 acre cemetery and Lot H-1, in Section 5, Township 98 North, Range 51 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Petitioner/Owner: Dave Tipton

Location: 46531 SD Hwy 44 - Lennox

12. OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION

13. OLD BUSINESS –

Tabled at June 19th meeting: Conditional Use Permit 17-CUP-017: Request for review and approval of a Conditional Use Permit application to construct and operate one new total confinement swine finishing facility capable of holding 2,490 finishing pigs (Class C). The application is for a portion of property legally described as the Southeast quarter (SE1/4) of the Northeast quarter (NE1/4) of Section 5, Township 96 North, Range 49 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Petitioner: Alvin Bylsma

Owner: Vanregenmorter Land LLLP

Location: Approx 1/2 mile South of intersection of 291st and 478th – Hudson

14. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

- a. Correspondence received
- b. Comments from Planning Commission members
- c. Comments from the audience

15. REPORT OF LINCOLN COUNTY BOARD OF COMMISSIONERS' REPRESENTATION

16. NEW BUSINESS –

- a. Continuation of discussion on text amendments to 2009 Revised Zoning Ordinance

17. ADJOURNMENT

MEETING ASSISTANCE: UPON REQUEST, ACCOMODATIONS FOR MEETINGS WILL BE PROVIDED FOR PERSONS WITH DISABILITIES. PLEASE CONTACT THE PLANNING AND ZONING DEPARTMENT, SECOND FLOOR, COUNTY COURTHOUSE, 104 N. MAIN, CANTON, SD AT 764-2938 (VOICE) 48 HOURS IN ADVANCE OF THE MEETING.
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