



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

**AGENDA  
Monday November 16, 2020  
6:30 P.M.**

- 1. CALL TO ORDER AND ROLL CALL**
- 2. APPROVAL OF MINUTES** – October 19, 2020 Regular Meeting
- 3. APPROVAL OF AGENDA**
- 4. OPPORTUNITY FOR PUBLIC COMMENT NOT INVOLVING ITEMS ON THE AGENDA**
- 5. PUBLIC HEARINGS –**
  - a. **Application: RZNE-0081-2020: Change of Zone from A-1 Agricultural and RC Recreation/Conservation to RR Rural Residential.** The property is legally described as the Southeast quarter (SE1/4), except lot H-1, of Section 34, Township 100 North, Range 49 West of the 5th Principal Meridian, Lincoln County, South Dakota.  
*Applicant/Owner: Eric Willadsen/Carolyn Porter Trust*  
*Location: Northwest corner of the intersection of 273<sup>rd</sup> Street and 480<sup>th</sup> Avenue - Harrisburg*
  - b. **Application: PLAT-0082-2020: Preliminary Subdivision Plan for Porter’s Eagle Ridge Estates.** The property is currently legally described as Southeast quarter (SE1/4), except lot H-1, of Section 34, Township 100 North, Range 49 West of the 5th Principal Meridian, Lincoln County, South Dakota.  
*Applicant/Owner: Eric Willadsen/Carolyn Porter Trust*  
*Location: Northwest corner of the intersection of 273<sup>rd</sup> Street and 480<sup>th</sup> Avenue - Harrisburg*
  - c. **Application: RZNE-0090-2020: Change of Zone from A-1 Agricultural to C Commercial.** The property is legally described as Zahn Tract 1, except the North 176 feet thereof and except the South 208.7 feet thereof, in the Southwest quarter (SW1/4) of Section 24, Township 100 North, Range 51 West of the 5th Principal Meridian, Lincoln County, South Dakota.  
*Applicant/Owner: Brian & Lisa Gaede*  
*Location: 27068 469<sup>th</sup> Ave - Tea*
  - d. **Application: USE-0096-2020: Conditional Use Permit for warehousing to exceed 20,0000 square feet – requesting 45,027 square feet.** The property is legally described as Lot 2 of Wetland Addition in the Southeast quarter of the Southwest quarter (SE1/4SW1/4) of Section 32, Township 100 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.  
*Applicant/Owner: Nielson Development LLC*  
*Location: 47137 Wetland Pl - Harrisburg*
  - e. **Application: USE-0097-2020: Conditional Use Permit for the transfer of two (2) building eligibilities.** The original parcel is legally described as the Northwest quarter (NW1/4 except Sherman Addition Tracts in Section 22, Township 99 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota. The receiving parcel is legally described as the Southeast quarter (SE1/4) except Lems Tracts and the south 170’ of the west 256’ of the east 1,265’ in Section 16, Township 99 north, Range 50 West of the 5<sup>th</sup> Principal Meridian, Lincoln County, South Dakota.  
*Applicant/Owner: Bret Merkle/Evelyn Pederson (Pederson Ag LLC, Dakota Aeration Inc, & KKKP LLLP)*  
*Location: Approximately ½ mile east of the intersection of 472<sup>nd</sup> Ave and 276<sup>th</sup> St. – Worthing*

- f. **Application:** USE-0099-2020: Conditional Use Permit for the transfer of two (2) building eligibilities. The original parcel is legally described as the Southeast quarter (SE1/4) except Lems Tracts and the south 170' of the west 256' of the east 1,265' in Section 16, Township 99 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota. The receiving parcel is legally described as the North half of the North half of the Northwest quarter (N1/2N1/2NW1/4) except Tract 1 of Merkle Addition in Section 21, Township 99 North, Range 50 West of the 5<sup>th</sup> Principal Meridian, Lincoln County, South Dakota.  
*Applicant/Owner: Bret Merkle/Pente Farms LLC*  
*Location: Southeast corner of the intersection of 472<sup>nd</sup> Ave and 276<sup>th</sup> St. – Harrisburg*
  
- g. **Application:** USE-0098-2020: Conditional Use Permit for motor vehicle sales, display, and service. The property is legally described as Tract 18 of Southwest Industrial Park in the Southeast quarter (SE1/4) of Section 24, Township 100 North, Range 51 West of the 5th Principal Meridian, Lincoln County, South Dakota.  
*Applicant/Owner: Ron Callahan/Star LLC*  
*Location: 27055 Sunset Blvd, Suite 9 – Tea*
  
- h. **Permit Review:** 14-CUP-022: Conditional Use Permit for a Class 1 Major Home Occupation. The property is legally described as Tract 1 of Stratmeyer's Addition in the Southeast quarter (SE1/4) of Section 28, Township 100 North, Range 51 West of the 5th Principal Meridian, Lincoln County, South Dakota.  
*Applicant/Owner: Joshua Spielman*  
*Location: 27169 467<sup>th</sup> Ave - Tea*

**6. OLD BUSINESS**

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

- a. Correspondence received.
  
- b. Comments from Planning Commission members.

**8. REPORT OF LINCOLN COUNTY BOARD OF COMMISSIONERS' REPRESENTATION**

**9. NEW BUSINESS**

- a. Setting public hearing dates.
  
- b. Other new business.

**10. ADJOURNMENT**