



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

AGENDA

Monday, December 18, 2017

7:00 P.M.

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES – November 20, 2017 Regular Meeting

3. APPROVAL OF AGENDA

4. PUBLIC HEARING

REZONING 17-REZ-014: Request for review and recommendation for approval to the Board of County Commissioners of a Rezoning from “A-1” Agricultural District and “RC” Recreation Conservation District to “RR” Rural Residential District. The application is for a portion of the property 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.

Petitioner: Eric Willadsen

Owner: Carolyn Porter - Trust

Location: Intersection of 273rd Street and 480th Avenue - Harrisburg

5. PUBLIC HEARING

CONDITIONAL USE PERMIT 17-CUP-042: Request for review and approval of a Conditional Use Permit proposing to exceed 10,000 square feet of total warehouse building area and outside storage – requesting 15,500 square feet. The property is legally described as Lot 7 in Block 5 Hagedorn Industrial Park Addition in the Southeast quarter (SE1/4) of Section 25, Township 100 North, Range 51 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Petitioner/Owner: Rail to Road Inc. – Clark Meyer

Location: 46975 Monty St - Tea

6. PUBLIC HEARING

CONDITIONAL USE PERMIT 17-CUP-043: Request for review and approval of a Conditional Use Permit proposing to operate a contractor’s shop and storage yard. The property is legally described as Lot 9B in Block 5 Hagedorn Industrial Park Addition in the Southeast quarter (SE1/4) of Section 25, Township 100 North, Range 51 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Petitioner: Chad Javers

Owner: Nice Place Holdings LLC

Location: 27178 Linda Ave - Tea

7. PUBLIC HEARING

CONDITIONAL USE PERMIT REVIEW 15-CUP-019: Request for review of an existing Conditional Use Permit to operate a contractor’s shop and storage yard. The property is legally described as Smeenk Tract 2 in the Southwest quarter (SW1/4) of Section 15, Township 99 North, Range 49 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Petitioner/Owner: Douglas and Linda Tinklenberg

Location: 47906 276th St - Harrisburg

8. PUBLIC HEARING

PROPOSED ZONING ORDINANCE AMENDMENT: Amending the text in Section 7.04 – I-1 Light Industrial District: Conditional Uses.

9. PUBLIC HEARING

PROPOSED ZONING ORDINANCE AMENDMENT: Amending the text in Section 12.09(E) – Concentrated Animal Feeding Operations: Waste Application.

10. PUBLIC HEARING

PROPOSED ZONING ORDINANCE AMENDMENT: Amending the text in Section 19.08 – Conditional Use Permits: Expiration.

11. OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISISON

12. OLD BUSINESS

13. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

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

14. REPORT OF LINCOLN COUNTY BOARD OF COMMISSIONERS' REPRESENTATION

15. NEW BUSINESS

- a. Text amendments to the 2009 Revised Zoning Ordinance for Lincoln County

16. ADJOURNMENT