



**LINCOLN COUNTY PLANNING COMMISSION
LINCOLN COUNTY COURTHOUSE – COMMISSION MEETING ROOM
104 N. Main, Canton, SD 57013**

**AGENDA
Monday, April 17, 2017
7:00 PM.**

1. CALL TO ORDER AND ROLL CALL

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

3. APPROVAL OF AGENDA

4. PUBLIC HEARING

REZONING 16-REZ-010: Request for review and a recommendation of approval to rezone a portion of SE1/4 except Messners Addition and McNeils Tracts and Wetlands Easements of Section 5, Township 99 North, Range 50 West of the 5th Principal Meridian, Lincoln from A-1 Agricultural to PD Planned Development – Hope Harbor.

Petitioner: *Harr-Lemme Development, Inc.*

Property Owner: *John H Harr Family Trust*

Location: *Approx. 1/2 mile South of intersection of 273rd St and 472nd Ave
– Harrisburg*

5. PUBLIC HEARING

REZONING 17-REZ-003: Request for review and a recommendation of approval to rezone W1/2 *Except H lots* of Section 19, Township 100 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota from A-1 Agricultural and C Commercial to PD Planned Development – Bakker Landing.

Petitioner: *C-Lemme Companies, LLC*

Property Owner: *Sundowner Investments, LLC*

Location: *NW corner of 1-29 and Hwy 106 – Tea*

6. PUBLIC HEARING

REZONING 17-REZ-004: Request for review and a recommendation of approval to rezone a portion of N565' W1002.27' of Gov Lot 2 in the SW1/4 of Section 19, Township 100 North, Range 49 West of the 5th Principal Meridian, Lincoln County, South Dakota from A-1 Agricultural to C-Commercial.

Petitioner/Owner: *Ned Horsted*

Location: *27058 S Southeastern Ave – Sioux Falls*

7. PUBLIC HEARING

CONDITIONAL USE PERMIT 17-CUP-006: Request for review and approval of a Conditional Use Permit to transfer a building eligibility from the NE1/4 of the NE1/4 of Section 12, Township 99 North, Range 49 West, to Swanson's Tract 4 of Government Lot 1 of Section 7, Township 99 North, Range 48 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Petitioner/Owner: *AJ Swanson,*

Svensson Creek Farm LLC & R&P Swanson Irrevocable Trust

Location: *Intersection of 274th St and 482nd Ave*

8. PUBLIC HEARING

CONDITIONAL USE PERMIT 17-CUP-007: Request for review and approval of a Conditional Use Permit to operate a metal fabrication business on the property legally described as Lot 3 of Block 2 of 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: Empire Building Construction

Property Owner: JS Crossroads Properties

Location: 46991 Mindy St. - Tea

9. PUBLIC HEARING

CONDITIONAL USE PERMIT 17-CUP-008: Request for review and approval of a Conditional Use Permit to construct and operate warehousing over 20,000 square feet on the property legally described as Lot 4, Block 4 of LaValley Business Park of Section 5, Township 99 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.

Petitioner: Jon and Matt Maras

Property Owner: Harrisburg RV

Location: 47121 Homefield Place – Harrisburg

10. OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION

11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

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

12. REPORT OF LINCOLN COUNTY BOARD OF COMMISSIONERS' REPRESENTATION (IF NECESSARY)

13. NEW BUSINESS

14. 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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