

**LINCOLN PLANNING AND ZONING
MEETING MINUTES
Tuesday, August 31, 2021**

The Lincoln Planning & Zoning meeting was called to order by Chairman Borstad at 7:00 pm.

Attendance: Roll Call

Present: Keli Berglund, Josh Borstad, Elizabeth Flemming, Darrin Huston, Reuben Panchol, John Shorey, Paul Wilkins

Present:

Justin Hagel (City Attorney) via phone, Kevin Nelson (City Engineer), Brandon Schock (Lincoln City Council)

Chairman Borstad called for approval of the minutes for July 27, 2021. Motion to approve by Flemming, second by Panchol. Motion carried.

Special Use Request for 5215 Francis Place

Property owner, Aric Feist, requesting a special use permit to allow operating an automobile repair facility on his lot zoned RR-1 Rural Residential. He has been working his repair shop at this property since 2013 and provided supportive signatures of surrounding property owners. City Engineer Kevin Nelson recommended approval of the special use request stating it is for that specific individual for that specific property for that specific use for the time he owns. It will not transfer. This is a workable solution from a planning standpoint.

Committee stated various concerns for industrial activity in a residential area. These concerns include number of employees, noise compliance, possible future physical expansion, number of bays, other local home businesses, setting precedent, buffer (trees are approximately 8 feet now), hazmat, and oil and/or antifreeze disposal. Is the building up to fire code for industrial?

Chairman Borstad relayed a need from this board to initiate a more permanent process through other avenues of our government. The city council is requested to make definition of what qualifies as a home business and what those allowed businesses are. Tom Volk is the councilmember with that portfolio.

Contingencies for the motion for a special use permit include the building on the property is without any expansion, limit to three employees which includes Mr. Feist, any changes wanted would have to be brought back to review in front of this board, compliance to federal, state and local hazmat and fire as it applies to any business, noise compliance to residential zoning and permit request to be revisited next year.

Chairman Borstad called for motion for possible approval of and forward to the City Council for consideration by Flemming, second by Shorey. Motion carries.

Motion to adjourn by Wilkens, second by Flemming. Motion carried.

Adjourned at 7:32 pm

Minutes submitted by Secretary, Keli Berglund, subject to request and revision by the Planning and Zoning Commission.