

MINUTES OF DELL RAPIDS PLANNING COMMISSION  
Tuesday, February 9, 2016 – 7:00 PM

The regular meeting of the Dell Rapids Planning Commission was held at City Council Chamber on Tuesday, February 9, 2016 with the following members present; Chairman Roger Dearduff Tom Schwebach, Bob Lamberty and Paul Zweifel. Absent: Rod Pierson.

Chairman Dearduff called the meeting to order at 7:00 p.m.

- I. Motion by Schwebach second by Lamberty to approve the December 22, 2015 Planning Commission Regular Meeting Minutes. Upon voice vote all members present voted Aye. Motion carried.
- II. Visitors to Be Heard: No visitors were present to be heard.
- III. Public Hearing – Conditional Use Request – 912 S HWY 115 Motor Vehicle Repair Shop in an I-1: Light Industrial District – Aaron Penning: Request made by Aaron Penning for a Conditional Use to operate a Motor Vehicle Repair Shop in an I-1:Light Industrial District. Zoning Administrator Weiland made recommendations to install screening on east side of property and replace existing sign with 100 square foot sign in compliance with ordinance. Discussion held that a fence or screening on east side was not needed because a berm exists between residential property and proposed repair shop. Motion by Zweifel to approve the Conditional Use request at 912 S Hwy 115 to operate a Motor Vehicle Repair Shop in an I-1: Light Industrial District with the condition to replace sign with a maximum 100 square foot, second by Schwebach. Upon Voice Vote all members present voted Aye. Motion Carried.
- IV. Zoning Ordinance Amendments – Discussion: Zoning Administrator Weiland discussed two potential zoning ordinance amendments. The first in B-2: General Business District, to change the use of Contractor’s Shop from a Conditional Use to a Permitted Use. The second in I-1: Light Industrial District, to change the use of Motor Vehicle Repair from Conditional Use to Permitted Use. Discussion held on the pros and cons of amending these two ordinances. The City Council will be reviewing these two ordinances at their February 16<sup>th</sup> Meeting. No motions taken.
- V. Motion by Schwebach to adjourn. Seconded by Lamberty. Chairman Dearduff declared the meeting adjourned at 7:29 p.m.

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Justin Weiland  
Zoning Administrator

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Roger Dearduff  
Chairman

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