

MINUTES OF DELL RAPIDS PLANNING COMMISSION
Tuesday, May 24, 2016 – 7:00 PM

The regular meeting of the Dell Rapids Planning Commission was held at City Council Chamber on Tuesday, May 24, 2016 with the following members present; Chairman Roger Dearduff Vice-Chairman Bob Lamberty, Rod Pierson, Tom Schwebach. Absent: Paul Zweifel.

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

- I. Motion by Pierson second by Lamberty to approve the April 26, 2016 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 – Establish Tax Increment Finance District #3 – Fiegen Development Park: Administrator Weiland presented the Planning Commission with a Resolution, a Tax Increment Finance District Map including the legal description of the boundaries of the TIF District. The proposed TIF District is intended to replace TIF District #2 by expanding the District beyond only Lot 1, the Midwest Fresh Produce property, to Lots 1 through 6, the Quartzite Street Right of Way and Garfield Avenue. The intent of the TIF is to create revenue to pay for the public improvements on Quartzite Street and Garfield Avenue. The TIF Motion by Pierson, seconded by Schwebach to recommend approval to the City Council the adoption of a resolution establishing Tax Increment Finance District #3 in the Fiegen Development Park, inclusive of Lots 1 through 6 of Fiegen Development Park, the Quartzite Street Right of Way as shown in the Plat of Tract A of Lodmell's Subdivision of a part of Kenefick's Subdivision of the E ½ of Section 16 Township 104 North, Range 49 West of the 5th P.M., Minnehaha County, South Dakota, and the entire portion of Garfield Avenue lying between Quartzite Street and Centennial Place. Upon Voice Vote all members present voted Aye. Motion Carried.
- IV. TIF District #3 Fiegen Development Park – TIF Plan Adoption: Administrator Weiland presented the Planning Commission with the Project Plan for the Fiegen Development Park TIF District #3. The Project Plan provides for the public improvements planned to be made within the TIF District, the detailed costs of these public improvements and the economic feasibility of paying for these improvements with the TIF District proceeds. Motion by Pierson, Seconded by Lamberty to recommend approval to the City Council the adoption of the Project Plan for TIF District #3 in the Fiegen Development Park. Upon Voice Vote all members present voted Aye. Motion Carried.
- V. Zoning Ordinance Amendment Discussion – Off Premise Signs: Administrator Weiland received an inquiry concerning amending the Zoning Ordinance to allow for an off-premise sign to be placed along Hwy 115 at the intersection of Centennial Avenue. The property is currently zoned as RM: Residential – Manufactured Housing. According to the ordinance

off-premise signs are only allowed in Commercial or Industrial Districts. The individual has requested to allow for an amendment to allow for this sign on RM zoned property.

Discussion was held by the Commission with the consensus that an amendment allowing off-premise signs in RM is not the best option. Administrator Weiland was instructed to research alternative options.

VI. Lot 1, 2 and 3 of Block 4 Dell Rapids Original – B-1: Central Business District Use Request – Mark Mergen: Mark Mergen has requested to construct a new structure on his lot at the corner of Orleans and 4th Street in downtown Dell Rapids. Mr. Mergen was not present at the meeting to discuss his proposal, therefore the Planning Commission did not make a decision.

VII. Motion by Schwebach to adjourn. Seconded by Dearduff. Chairman Dearduff declared the meeting adjourned at 7:40 p.m.

Justin Weiland
Zoning Administrator

Roger Dearduff
Chairman

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