

MINUTES OF DELL RAPIDS PLANNING COMMISSION
Tuesday, October 27, 2015 – 7:00 PM

The regular meeting of the Dell Rapids Planning Commission was held at City Council Chamber on Tuesday, October 27, 2015 with the following members present; Chairman Roger Dearduff, Rod Pierson, Bob Lamberty. Absent; Tom Schwebach, Paul Zweifel.

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

- I. Motion by Lamberty second by Pierson to approve the October 13, 2015, Planning Commission Regular Meeting Minutes and the October 19, 2015 Special Meeting Minutes with an amendment to remove Chairman Dearduff as present from the October 19th 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 Number Two: Chairman Dearduff declared a public hearing for discussion to consider adoption of Tax Increment District #2 in Dell Rapids. City Administrator Weiland presented a proposed resolution for the recommendation of adoption to the City Council to establish a new Tax Increment Finance District. Included in the resolution was the findings and an exhibit and legal description of the district boundaries. Members of the Dell Rapids Economic Development Corporation were present as proponents of the TIF District. There were no opponents present. Motion by Pierson, Second by Lamberty to recommend to the City Council by Resolution the creation of Tax Increment District Number Two legally described as Lot 1 and Quartzite Street as shown on the Plat of Lot 1 of Fiegen Development Park Addition to the City of Dell Rapids, Minnehaha County, South Dakota, and the South 40' of Tract 1 as shown on the Plat of Tract 1 of Lodmell's Subdivision of a part of Lot 9 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 for the purpose of needed public improvements. Upon Voice Vote all members present voted Aye. Motion Carried.

- IV. Sheet Metal Roofing in Residential Districts: Dell Rapids and owners of rental property, Greg and Ronda Hanson, were present to clarify regulations associated with the installation of exposed fastener steel for roofing material. Administrator Weiland referenced Zoning Ordinance 14.10 D) prohibiting exposed fastener metal in residential districts. Upon discussion and clarification of where they intended to install exposed fastener metal roofing, it was discovered that their property at 536 E 4th Street is located within B-1: Central Business District. Therefore because the property exists in a Business District the installation of exposed fastener metal roofing is allowed. The Hanson's stated they would install asphalt shingles on their other properties located in residential districts. No motion needed.

V. Motion by Pierson to adjourn. Seconded by Dearduff. Chairman Dearduff declared the meeting adjourned at 7:30 p.m.

Justin Weiland
Zoning Administrator

Roger Dearduff
Chairman

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