

MINUTES OF DELL RAPIDS PLANNING COMMISSION
Tuesday, November 12th, 2013 – 7:00 PM

The regular meeting of the Dell Rapids Planning Commission was held at City Council Chamber on Tuesday, November 12th, 2013 with the following members present: Chairman Roger Dearduff, Bob Lamberty, Darrell Donelan, Charlie Pleskac, Paul Zweifel (via Speakerphone), Absent; Mike Kroger, Rod Pierson.

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

- I. Motion by Lamberty second by Donelan to approve the September 10th and October 22nd, 2013, Planning Commission Minutes. Upon voice vote all members present voted aye. Motion carried.
- II. Visitors to Be Heard: No visitors were present to be heard.
- III. 7:00 PM - Public Hearing – Zoning Ordinance Amendments: Chairman Dearduff opened a public hearing to consider four zoning ordinance amendments for public input. The Planning and Zoning Commission considered the adoption of four zoning ordinance amendments. Motion by Donelan, Second by Pleskac to recommend to the City Council the adoption of an amendment to Section 4.03 of the 2011 Revised Zoning Ordinance that states “The required side yard may be reduced to five feet on a lot-of-record which has a lot width of less than 66 feet”. Upon Voice Vote all member Present voted Aye. Motion Carried. Motion by Lamberty, Second by Donelan to recommend to the City Council the adoption of an amendment to Section 14.03 (B) (2) (g) of the 2011 Revised Zoning Ordinance that allows for “A detached garaged which is entered directly from an alley shall not be closer than three feet to the rear property line”. Upon Voice Vote all member Present voted Aye. Motion Carried. Motion by Zweifel, Second by Dearduff to recommend to the City Council the adoption of an amendment to Section 3.02 of the 2011 Revised Zoning Ordinance the addition of a Conditional Use only within an NRC District an allowance for the construction of a “Private Garage” prior to the construction of a principal structure on a lot. Upon Voice Vote all member Present voted Aye. Motion Carried. Motion by Lamberty, Second by Donelan to recommend to the City Council the adoption of an amendment to Section 4.02, 5.02, 6.02 and 7.02 of the 2011 Revised Zoning Ordinance the addition of a Conditional Use for the purpose allowing the “Reuse of a school or church as an office” as defined by the ordinance. Upon Voice Vote all member Present voted Aye. Motion Carried.
- IV. Plat of Lots 1 and 2 of the City Shop Addition: A plat was presented to the Planning Commission for the re-platting of property owned by the City near the river at the corner of 2nd Street State Avenue. . Motion by Donelan Second by Dearduff to approve Plat of Lots and 2 of the City Shop Addition to the City of Dell Rapids. Upon Voice Vote all members Present voted Aye. Motion Carried.
- V. Plat of Lots 1, 2 and 3 of Dell’s South Acres Addition: A plat was presented to the Planning Commission for the platting of lots located at the old city dump site near the Quarry

Road. Motion by Lamberty, Second by Pleskac to approve the Plat of Lots 1, 2 and 3 of Dell's South Acres Addition. Upon Voice Vote all member Present voted Aye. Motion Carried.

VI. Re-Plat of Lots 4A Thru 17A in Boock 10 of Spruce Glen Addition. Spruce Glen Development is requesting to replat lots located on and along Santrap Circle. Spruce Glen is proposing to narrow the public right-of-way from 66 feet as originally platted to 55 feet. A 55 feet right-of-way is allowed according to the City's Engineering Design Standards. Motion by Pleskac Second by Lamberty to approve the Re-Plat of Lots 4A Thru 17A in Boock 10 of Spruce Glen Addition. Upon Voice Vote all members Present voted Aye. Motion Carried.

Motion by Lamberty adjourn. Seconded by Pierson. Chairman Dearduff declared the meeting adjourned at 7:34 p.m.

Justin Weiland
Zoning Administrator

Roger Dearduff
Chairman

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