

MINUTES OF DELL RAPIDS PLANNING COMMISSION
Tuesday, January 24, 2012 – 7:00 PM

The regular meeting of the Dell Rapids Planning Commission was held at City Council Chamber on Tuesday, January 24, 2012 with the following members present: Chairman Bob Lamberty, Paul Zweifel, Charlie Pleskac, Roger Dearduff, Rod Pierson. Absent Darrell Donelan, Mike Kroger.

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

Motion by Pierson second by Dearduff to approve the October 25th, Planning Commission Minutes. Upon voice vote all members present voted aye. Motion carried.

Public Hearing 7:00 PM – Revised Official Zoning Map: Chairman Lamberty declared a public hearing to approve changes to the Official Zoning Map. Administrator Weiland explained that the Planning Commission and City Council approved a newly revised Zoning Ordinance that took effect in December. The new Zoning Ordinance altered the name of the Agriculture Zone to Natural Resource Conservation or NRC. It is necessary to update the Official Zoning Map to reflect this change. City Administration has also sent letters to three property owners notifying them of a proposed change in zone to their property. These proposed changes are to more accurately reflect the current land use of the particular property. The Dell Rapids School District was notified that the current elementary school property and the middle/high school property would be changed from the Agricultural zoned status to an R-1: Single Family Residential zone. Sanford Health Care Systems was notified that their Orchard Hills Assisted Living property would be altered from Agricultural to an R4: High Density Residential status. Rasmusson Properties was notified that the former Oddfellow's property would be altered from R1: Single Family Residential to R4: High Density Residential. Motion by Pleskac second by Pierson to recommend approval to the City Council the Revised Official Zoning Map for the City of Dell Rapids, recognizing the changes presented. Upon voice vote all members present voted aye. Motion carried.

Plat of Tract 1- 12th Street and Tract 2 – 14th Street: Plat was submitted to the Commission for approval in order to dedicate Tracts 1 - 12th Street and Tract 2 – 14th Street as public right of way. These two tracts represent the portion of the new Elementary School property that is to be dedicated as right of way for the purpose of turnarounds or hammerheads at the end of 12th and 14th Streets. Motion made by Pierson, Second by Pleskac to approve Plat of Tract 1-12th Street and Tract 2 – 14th Street of Dell Rapids Elementary School Addition, dedicating as Right of Way to the City of Dell Rapids. Upon voice vote all members present voted aye. Motion carried.

Setting Zoning Ordinance Related Fees: Administrator Weiland presented the Commission with a list of recommended fees related to Zoning related services. Discussion held by the Commission regarding justifications and actual departmental costs involved with each individual service. Administrator Weiland was instructed to conduct further research to be discussed at a future meeting. Motion made by Pierson seconded by Pleskac to table the issue of zoning related fees. Upon voice voted all members present voted aye. Motion carried.

Subdivision Ordinance Update: Toby Brown of SECOG was at the meeting to present a first draft of the revisions to the City's Subdivision Ordinance. Mr. Brown explained that SECOG's subdivision model attempts to streamline the development process to make the process more friendly for a developer. At the same time the new Subdivision Ordinance puts into place a set of Engineering Design Standards that each developer must follow in order to develop within Dell Rapids city limits.

Mr. Brown instructed the Planning Commission to review the document for more in depth discussion at a later meeting.

Motion by Dearduff to adjourn. Seconded by Pierson. Chairman Lamberty declared the meeting adjourned at 8:15 p.m.

Justin Weiland
Zoning Administrator

Bob Lamberty
Chairman

Published once in the Dell Rapids Tribune at the approximate cost of \$_____