

MINUTES OF DELL RAPIDS PLANNING COMMISSION
Tuesday, March 6, 2012 – 7:00 PM

The regular meeting of the Dell Rapids Planning Commission was held at City Council Chamber on Tuesday, March 6, 2012 with the following members present: Chairman Bob Lamberty, Mike Kroger, Roger Dearduff, Rod Pierson. Absent Darrell Donelan, Paul Zweifel, Charlie Pleskac.

Chairman Bob Lamberty called the meeting to order at 7:01 p.m.

Motion by Dearduff second by Pierson to approve the January 24th, Planning Commission Minutes. Upon voice vote all members present voted aye. Motion carried.

Elect Officers: Motion by Lamberty second by Kroger to table the election of officers until the next Planning Commission meeting to allow more members of the commission to be present. Upon voice vote all members present voted aye. Motion carried.

Subdivision Ordinance Update: Toby Brown of SECOG to continue discussion on the adoption of a revised 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. Mr. Brown gave a brief overview of the main points of the new ordinance describing the necessity for the City to also adopt an Engineering Design Standard in conjunction with the subdivision ordinance. Mr. Brown plans to explain in detail each section of the newly proposed ordinance at the next meeting of the Planning Commission.

Setting Zoning Ordinance Related Fees: Administrator Weiland presented the Commission with a list of recommended fees related to Zoning related services as well as a detailed justification of city costs involved with each fee. Much discussion held by the Commission regarding the City's roll in charging fees to developer's and individuals. Motion made by Dearduff seconded by Kroger to recommend to the City Council an increase of Variance and Conditional Use fees from \$15.00 to \$100.00 and to not consider adoption of the other zoning related fees. Upon voice vote Lamberty, Kroger, Dearduff voted aye. Pierson opposed. Motion carried 3 to 1.

Timber Ridge Addition – Platting and Setback Discussion: Mark Crisp, investor of the Dells Investment Group and owner of Crisp Construction, was present to request feedback from the commission on a plan to develop the west lots of the Timber Ridge Addition with multi-family units. Mr. Crisp specifically had questions regarding the interpretation of Lots 1 and 10 and if they are considered to be corner lots. Discussion held if a variance would be considered to allow a closer rear setback to accommodate a multi-family housing unit on Lots 1 and Lot 10. Motion by Kroger seconded by Dearduff to recommend to the City Council that they support considering an adjustment to setbacks to accommodate Crisp Construction's proposal for multi-family housing within the Timber Ridge Addition preliminarily platted lots 1 through 10, block 5. Upon voice vote, all members voted aye. Motion carried.

Motion by Dearduff to adjourn. Seconded by Pierson. Chairman Lamberty declared the meeting adjourned at 8:17 p.m.

Justin Weiland

Bob Lamberty

Zoning Administrator

Chairman

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