

MINUTES OF DELL RAPIDS PLANNING COMMISSION
Tuesday, October 23, 2012 – 7:00 PM

The regular meeting of the Dell Rapids Planning Commission was held at City Council Chamber on Tuesday, October 23rd, 2012 with the following members present: Chairman Bob Lamberty, Roger Dearduff, Paul Zweifel, Rod Pierson, Darrell Donelan. Absent; Mike Kroger, Charlie Pleskac.

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

Motion by Dierduff second by Pierson to approve the September 11th, Planning Commission Minutes. Upon voice vote all members present voted aye. Motion carried.

Planned Development Proposal Discussion - Zweifel: Planning Commissioner Paul Zweifel recused himself as a member of the Planning Commission to present a proposed plan for a Planned Development on the south end of Dell Rapids at the following legal descriptions; Tracts 10A & 11A Sward Addition E ½ AND Tract 3 Lodmell's Subdivision Lot 9 Kenneficks Subdivision and Tract 5 Lodmell's Subdivision Lot 9 Kennefick's Subdivision to the City of Dell Rapids, South Dakota. Mr. Zweifel is seeking to create an area where individually owned storage structures can be constructed and purchased on individual parcels. The proposed plan includes privately owned access easement for access to the property off the main roads of Centennial Place and South Garfield Avenue. The individual lots will be sold to property owners who in turn will construct their own structure on the lot. Each lot would feature setbacks that are smaller than what is currently allowed within an I-1: Light Industrial Park, therefore the Planned Development District would address accommodating smaller setbacks and stipulate the types of permitted and conditional uses allowed in the district. The Planned Development District would also address the installation of any septic systems or holding tanks within the proposed development. Discussion was held on the pros and cons of the proposed development. Administrator Weiland was directed to work with Mr. Zweifel to develop an ordinance for consideration at the November 13th Regular Meeting. No motions were made regarding the Zweifel Planned Development proposal. A public hearing will be set for November 13th to officially consider Mr. Zweifel's proposal.

Motion by Dearduff to adjourn. Seconded by Pierson. Chairman Lamberty declared the meeting adjourned at 8:05 p.m.

Justin Weiland
Zoning Administrator

Bob Lamberty
Chairman

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