

MINUTES OF DELL RAPIDS PLANNING COMMISSION  
Tuesday, November 13, 2012 – 7:00 PM

The regular meeting of the Dell Rapids Planning Commission was held at City Council Chamber on Tuesday, November 13, 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 7:03 p.m.

Motion by Donelan second by Pierson to approve the October 23<sup>rd</sup>, Planning Commission Minutes. Upon voice vote all members present voted aye. Motion carried.

- I. Public Hearing – Re-Zone – Planned Development District – Zweifel: Public Hearing was called to order at 7:03 PM. Planning Commissioner Paul Zweifel recused himself as a member of the Planning Commission. Mr. Zweifel presented a proposal 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 access to fire suppression in this area. It was decided to recommend the City plan on placing a fire hydrant at the corner of Garfield Avenue and Centennial Place. Discussion occurred on the allowance of residential use as a conditional use. Property owner at 24629 South Garfield Avenue, Jody Brust was present to express concerns over drainage to the south and west of his property. Property owner at 24635, Torin Lodmell was present and submitted pictures to express his drainage concerns. Mr. Zweifel explained that any new structures or dirt work associated with the development would not back up drainage to the north or increase drainage to the south or west. Mr. Zweifel explained that according to the plans developed by Dewild Grant and Reckert, he is to install a storm water detention pond on the south side of the property abutting Centennial Avenue to deal with additional storm water. Mr. Lodmell also commented that the Planning Commission should require the installation of a privacy fence abutting his property. Motion by Dearduff Second by Pleskac to recommend approval of the Zweifel Planned Development Ordinance and Plans as currently drafted to the City Council. Pleskac, Donnelan, Dearduff and Lamberty voted Aye. Pierson voted Naye. Zweifel recused himself from voting. Motion carried 4 to 1.

Motion by Pierson to adjourn. Seconded by Donelan. Chairman Lamberty declared the meeting adjourned at 8:00 p.m.

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Justin Weiland  
Zoning Administrator

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Bob Lamberty  
Chairman

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