

MINUTES OF DELL RAPIDS PLANNING COMMISSION
Tuesday, June 25, 2013 – 7:00 PM

The regular meeting of the Dell Rapids Planning Commission was held at City Council Chamber on Tuesday, June 25th, 2013 with the following members present: Chairman Bob Lamberty, Roger Dearduff, Darrell Donelan, Paul Zweifel, Rod Pierson. Absent; Mike Kroger, Charlie Pleskac.

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

- I. Motion by Pierson second by Lamberty to approve the May 28th, 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 – Application for Re-Zone – 503 E 6th Street: Owner of the property at 503 E 6th Street has made a request to rezone their property to a B-2:General Business District for the purpose of operating a Trust Company office. Motion by Dearduff, Second by Lamberty to recommend to the City Council denial of the request to re-zone the property at 503 E 6th Street, from R-1: Single Family Residential District to B-2: General Business District. Upon Voice Vote all member Present voted Aye. Motion Carried.
- IV. 7:00 PM – Public Hearing – Application for Conditional Use – 503 E 6th Street – Mixed Use Commercial/Residential: Following the Planning Commission recommendation to deny the re-zone of 503 E 6th Street. Motion by Pierson Second by Zweifel to table the Conditional Use request at 503 E 6th Street until after the City Council makes a decision on the rezone request. Upon Voice Vote all members Present voted Aye. Motion Carried.
- V. 7:00 PM – Public Hearing – Application for Conditional Use – 608 E 3rd Street – Mini Storage: Motion by Dearduff Second by Lamberty to approve the Conditional Use request for the property at 608 E 3rd Street for the purpose of mini storage within a B-2: General Business District with the following conditions 1) that the structures comply with FEMA floodplain regulations for flood gate opening structures 2) that the property accommodate for proper lighting 3) that the property owner work with the City to attempt accommodating for the installation of a sidewalk and curb and gutter. Upon Voice Vote all members Present voted Aye. Motion Carried.
- VI. Plat of Lot 1A and Lot 2A in Block 1 of Kelley’s Addition: Motion by Pierson Second by Zweifel to approve the Plat of Lot 1A and Lot 2A in Block 1 of Kelley’s Addition. Upon Voice Vote all members Present voted Aye. Motion Carried.
- VII. Zoning Amendment Consideration – Residential Side Yard Setbacks – Discussion was held on the possibility of revising the Zoning Ordinance to allow 5 yard setbacks in

Residential Districts for certain areas of Dell Rapids. City Administration was asked to conduct research and bring information to the Commission at a future meeting.

Motion by Lamberty adjourn. Seconded by Pierson. Chairman Dearduff declared the meeting adjourned at 7:50 p.m.

Justin Weiland
Zoning Administrator

Roger Dearduff
Chairman

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