

MINUTES OF DELL RAPIDS PLANNING COMMISSION
Tuesday, September 10th, 2013 – 7:00 PM

The regular meeting of the Dell Rapids Planning Commission was held at City Council Chamber on Tuesday, September 10th, 2013 with the following members present: Chairman Roger Dearduff, Bob Lamberty, Darrell Donelan, Paul Zweifel, Rod Pierson. Absent; Mike Kroger, Charlie Pleskac. Toby Brown with SECOG was also present

Chairman Roger Dearduff called the meeting to order at 7:05 p.m.

- I. Motion by Dearfuff second by Lamberty to approve the August 27th, 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. Zoning Ordinance Amendments – Information and Discussion: Toby Brown of SECOG was at the meeting to present to the Planning Commission four separate zoning ordinance amendment proposals. The Planning Commission is seeking to address a few issues that have arisen following the adoption of the Zoning Ordinance in 2011. Mr. Brown explained the intention of the following amendment proposals. First is an ordinance that allows “office” use within an old school or church. The purpose of this revision is to allow the Trust Co. currently operating in the old church on 5th Street to gain compliance within our ordinance. This also opens up future uses for other old schools and churches in town (i.e. the old elementary school). Second is an amendment to the NRC district allowing a “Private Garage” as a conditional use. This would allow NRC zoned properties to construct a garage type structure before their principal living structure as is currently required in the ordinance. The Conditional Use process would also give a property owner the opportunity to request constructing outside of the current 1,200 square feet maximum size. Third is a proposal that would allow R-1 Zoned lots under 66 feet or under in front width to have a five foot side setback. This would address issues in some of the older areas of town that have looked at constructing additions or garages in the past but haven’t had the footage. Fourth is an amendment that changes the setback of accessory structures/garages in alleyways from 10 feet from the alley line to 3 feet. This has been a common complaint of individuals looking to replace garages in alleys in old parts of Dell Rapids. The Planning Commission discussed each amendment individually and made the recommendation to set a public hearing for recommendation of adoption at the next possible meeting.

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

Justin Weiland
Zoning Administrator

Roger Dearduff
Chairman

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