

MINUTES OF DELL RAPIDS PLANNING COMMISSION
Tuesday, March 24th, 2015 – 7:00 PM

The regular meeting of the Dell Rapids Planning Commission was held at City Council Chamber on Tuesday, March 24th, 2015 with the following members present; Chairman Roger Dearduff, Tom Schwebach, Rod Pierson, Paul Zweifel. Absent Bob Lamberty.

Chairman Dearduff called the meeting to order at 7:02 p.m.

- I. Motion by Schwebach second by Zweifel to approve the March 10, 2014, 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. Conditional Use Request – 601 North Garfield Avenue – Contractor Shop/Storage Yard in a B-2: General Business District – Jerry Bent/Paul Roeman: Jay Liebel, Attorney for Paul Roeman owner of 601 North Garfield, commented by questioning the Zoning Administrator’s recommendations for required sidewalk, truck traffic and fencing. Mr. Leibel also questioned the need for a Conditional Use as the property zoned as B-2: General Business District will continue to be used as a business. Administrator Weiland responded that the intended use fits the definition for a Contractor’s Shop, which requires a Conditional Use. Concerns were heard from neighboring property owners about the proposed use of Contractors Shop in a B-2: General Business District. The neighbors’ main concern is for proper screening in the form of a vinyl fence on the west side of the property. Motion by Pierson to deny the Condition Use Request for 601 N Garfield Avenue. Motion Failed for lack of second. Motion by Zweifel Second by Schwebach to table Conditional Use Request for 601 N Garfield Avenue until the next meeting when owner of the property can submit a site plan reflecting a proposed fence location and fencing materials. Upon Voice all member present voted Aye. Motion Carried.
- IV. Plat of Lot 1 of Tract A of Spruce Glen Addition, To the City of Dell Rapids: Spruce Glen Development submitted a plat to subdivide a lot into two parcels for the purpose of sale for the construction of a shared wall twin home. Motion by Pierson, Second by Zweifel to approve Plat of Lot 1 of Tract A of Spruce Glen Addition. Upon Voice vote all members present voted Aye. Motion Carried.
- V. Motion by Schwebach to adjourn. Seconded by Zweifel. Chairman Dearduff declared the meeting adjourned at 8:20 p.m.

Justin Weiland
Zoning Administrator

Roger Dearduff
Chairman

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