

MINUTES OF DELL RAPIDS PLANNING COMMISSION
Tuesday, September 22, 2015 – 7:00 PM

The regular meeting of the Dell Rapids Planning Commission was held at City Council Chamber on Tuesday, September 22nd, 2015 with the following members present; Tom Schwebach, Bob Lamberty, Rod Pierson. Absent; Chairman Roger Dearduff, Paul Zweifel.

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

- I. Motion by Schwebach second by Lamberty to approve the August 11th, 2015, 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. Public Hearing: Re-Zone 608 E 6th Street From R-2: Two Family Residential District to B-2: General Business District: This is the second attempt in six months by the property owner to re-zone 608 E 6th Street. Property Owner Paul Roeman was present to describe intentions to re-zone the property because it directly abuts his property already zoned B-2. The current tenants of the property Jerry Bent was present to discuss their intentions to potentially construct an addition onto the existing building onto the currently zone R-2 property. Neighboring property owners were present to voice their opposition to the re-zone. The opponents reminded the Commission of their successful effort to submit a petition of property owners within 250 feet. Motion by Pierson Second by Lamberty to recommend approval to the City Council of the Re-Zone Request of 608 E 6th Street from R-2: Two Family Residential to B-2: General Business District. Upon Voice Lamberty and Pierson voted Aye. Schwebach voted Naye. Motion Carried 2-1.
- IV. Tax Increment Financing – Discussion: City Administrator Weiland provided the Commission with information regarding how City’s use Tax Increment Financing for Economic Development. Administrator Weiland explained that the Dell Rapids Economic Development Corporation is working with a prospective company to develop 10 acre parcel south of the City and Tax Increment Financing may be considered as a tool to assist in building the necessary infrastructure.
- V. Motion by Pierson to adjourn. Seconded by Scwhwebach. Acting Chairman Lambery declared the meeting adjourned at 7:50 p.m.

Justin Weiland
Zoning Administrator

Roger Dearduff
Chairman

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