

MINUTES OF DELL RAPIDS PLANNING COMMISSION  
Tuesday, June 28, 2016 – 7:00 PM

The regular meeting of the Dell Rapids Planning Commission was held at City Council Chamber on Tuesday, June 28, 2016 with the following members present; Chairman Roger Dearduff Vice-Chairman Bob Lamberty, Rod Pierson, Tom Schwebach. Absent: Paul Zweifel.

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

I. Motion by Lamberty second by Pierson to approve the May 24, 2016 Planning Commission Regular Meeting 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 – Conditional Use Request – Wholesale Trade/Mini Storage Warehouse In a B-2: General Business District At 409 and 411 South Garfield Avenue – Dearduff: Property Roger Dearduff, owner of 409 and 411 South Garfield has submitted a conditional use request for two buildings to be used as Mini Storage Warehouse. The property was recently re-zoned now the property owner is seeking to construct the buildings for the requested use. Discussion was held regarding the need for screening from the neighboring residential districts and it was determined to not require screening. It was noted that the buildings would be constructed in the floodplain thereby requiring floodproof materials and pass through vents. Chairman Dearduff Abstained from any discussion or voting on this issue. Upon Voice Vote all members with the exception of Chairman Dearduff present voted Aye. Motion Carried.

IV. Public Hearing – Rezone S 85.36' Tract H and I in Lot 2 of Edenburn's Addition to the city of Dell Rapids from B-2: General Business District to Planned Development District: The property owner is seeking to subdivide the property into 13 different parcels for the purpose of creating individual storage units that will be sold to individual owners. The Planned Development District as presented reflects zero foot side setbacks to allow for shared walls to allow for the individual sale of the properties. The Planning Commission discussed the future implications associated with allowing the subdivision of 11 foot wide lots that extend from the north and south end of the property and the access and potential shared use issues that are possible with this property as proposed. Motion by Pierson, Seconded by Schwebach to recommend denial to the City Council of the re-zone request for the Rezone S 85.36' Tract H and I in Lot 2 of Edenburn's Addition to the city of Dell Rapids from B-2: General Business District to Planned Development District. Upon Voice Vote Schwebach, Lamberty and Pierson Voted Aye and Dearduff Voted Nay. Motion Carried 3-1.

V. Zoning Ordinance Amendment Discussion – Off Premise Signs: The Planning Commission considered a request to amend the Zoning Ordinance to allow for the placement of an off-premise sign in an R-M: Manufactured Housing District. Discussion was held by the

Commission and it was determined to proceed with an amendment to the ordinance requiring a Conditional Use for the placement of an Off-Premise Sign in an R-M District. .  
Administrator Weiland was instructed to begin the public hearing process to move forward the adoption of an amendment. .

VI. Motion by Lamberty to adjourn. Seconded by Pierson. Chairman Dearduff declared the meeting adjourned at 8:45 p.m.

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Justin Weiland  
Zoning Administrator

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Roger Dearduff  
Chairman

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