

MINUTES OF DELL RAPIDS PLANNING COMMISSION
Tuesday, July 26, 2016 – 7:00 PM

The regular meeting of the Dell Rapids Planning Commission was held at City Council Chamber on Tuesday, July 26, 2016 with the following members present; Vice-Chairman Bob Lamberty, Tom Schwebach, Paul Zweifel. Absent: Chairman Roger Dearduff, Rod Pierson.

Vice-Chairman Lamberty called the meeting to order at 7:00 p.m.

- I. Motion by Schwebach second by Lamberty to approve the June 28, 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(s) – Motor Vehicle Repair Shop; Wholesale Trade/Mini Storage Warehouse; Mixed Use Commercial/Residential) – All Within a B-2: General Business District at 406 N Hwy 77 – K Korner LLC: Representatives of K Korner LLC, Bob and Rick Zwart were at the meeting to present their request for the three conditional use requests. The Zwart's explained their intention to create flexibility to use the former Ace Hardware property for their business to repair and detail vehicles, offer storage for rent and potentially create an apartment unit for lease. Administrator Weiland expressed concern regarding the installation of an apartment in the existing structure and explained that a residential unit would need to meet all building codes. The commission discussed the residential issue and decided it would be up to Building Inspector Gruis to assure the apartment was constructed properly. The commission agreed that the Motor Vehicle Repair Shop and Mini Storage Warehouse were compatible with the surrounding properties. Motion by Zweifel Second by Schwebach to approve the Conditional Use Requests of K Korner LLC to allow for Motor Vehicle Repair Shop, Wholesale Trade/Mini Storage Warehouse and Mixed Use Commercial Residential at the address of 406 N Hwy 77 all within a B-2: General Business District. Upon Voice Vote all members present voted Aye. Motion Carried.

- IV. Public Hearing – Zoning Ordinance Amendment – Section 14.07 Off Premise Signs – Allow In R-M: Residential Manufactured Housing District With a Conditional Use Permit: The Commission had considered this request at a previous meeting and decided to pursue the amendment to the Zoning Ordinance that would open up the opportunity through a conditional use to install an off premise sign on the property currently zoned R-M District. Motion by Zweifel, Seconded by Schwebach to recommend approval to the City Council of an amendment to the Zoning Ordinance in Section 14.07 to allow for Off-Premise. Upon Voice Vote all members present voted Aye. Motion Carried.

V. Motion by Zweifel to adjourn. Seconded by Schwebach. Vice-Chairman Lamberty declared the meeting adjourned at 7:16 p.m.

Justin Weiland
Zoning Administrator

Bob Lamberty
Vice-Chairman

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