

MINUTES OF DELL RAPIDS PLANNING COMMISSION

Tuesday, November 14, 2017 – 7:00 PM

The regular meeting of the Dell Rapids Planning Commission was held at City Council Chamber on Tuesday, November 14, 2017 with the following members present; Chairman Dearduff, Vice-Chairman Bob Lamberty, Tom Schwebach, Steve Hoff. Absent: Paul Zweifel.

Chairman Dearduff called the meeting to order at 7:07 p.m.

I. Motion by Schwebach second by Lamberty to approve the October 10th, 2017 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 – Application for Rezoning – Lot 9 Block 3 of Dell Rapids City Original, Minnehaha County, South Dakota – From R-1: Single Family Residential District to B-2: General Business District – Ben Gruis: The applicant Ben Gruis is requesting to re-zone the property to General Business District with the intent to potentially construct a personal storage type facility on the property. Single Family zoning doesn't allow the applicant to construct this type of structure because a principal structure is required to be built first. This property is also within the floodplain which requires a single family structure to be elevated above the base flood elevation. A commercial structure can be built at ground level if it is constructed with flood proof materials. Motion by Schwebach, Second by Dearduff to approve the rezone Lot 9 Block 3 of Dell Rapids City Original, Minnehaha County, South Dakota – From R-1: Single Family Residential District to B-2: General Business District. Upon Voice Vote all members present voted Aye. Motion Carried.

IV. Public Hearing – Conditional Use Request – 800 Quartzite Street Lot 7 of Fiegen Development Park – For Recycling Collection or Processing Facility in a I-1: Light Industrial Park: Owner of Lot 7 of Fiegen Development Park, Carstensen Contracting requested a Conditional Use permit for the purpose storing spent concrete and asphalt on the property for the purpose of crushing the materials for re-use. Carstensen will recycle the concrete a maximum of one time per year on the property. Discussion was held Motion by Schwebach Second by Hoff to approve the Conditional Use Request by Carstensen Contracting for Recycling Collection or Processing Facility for the purpose of storing and recycling concrete and asphalt with the following conditions; The property owners installs natural screening on the north side of the property in the future, the hours of operation for the crushing of the materials is 7 AM to 6 PM, the storage of materials and processing of materials for recycling purposes is limited to concrete and asphalt, no shingles are allowed to be recycled, dust control is implemented on the piles, the stockpiled materials should not exceed 25 feet and will not encroach on required setbacks, all outdoor storages is maintained in an orderly fashion, the spent concrete and asphalt materials are not process into recycled materials on more than a bi-annual basis. Upon Voice Vote, Schwebach, Dearduff, Hoff vote Aye. Lamberty vote Nay. Motion carried 3-1.

V. Comprehensive Plan Update – SECOG: Kristen Benidt with SECOG was present to review the re-draft to Chapters 1 and 3 of the City’s Comprehensive Plan. In Chapter 1 Ms. Benidt reviewed the City’s vision statement, emphasizing that this statement will develop throughout the course of amending the plan. In Chapter 3 Ms. Benidt provided the Commission outlining the environmental constraints within and surrounding Dell Rapids. Maps of soil constraints, floodplain and wetland maps were provided to the Commission. A map of current land uses was also provided to the Commission for review and comment. No motions were made at the meeting.

VI. Motion by Lamberty to adjourn. Seconded by Schwebach. Chairman Dearduff declared the meeting adjourned at 8:05 p.m.

Justin Weiland
Zoning Administrator

Roger Dearduff
Chairman

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