

MINUTES OF DELL RAPIDS PLANNING COMMISSION  
Tuesday, December 12, 2017 – 7:00 PM

The regular meeting of the Dell Rapids Planning Commission was held at City Council Chamber on Tuesday, December 12, 2017 with the following members present; Chairman Dearduff, Vice-Chairman Bob Lamberty, Steve Hoff. Absent: Tom Schwebach, Paul Zweifel.

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

- I. Motion by Hoff second by Lamberty to approve the November 14<sup>th</sup>, 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 – Conditional Use Request – 330 E 3<sup>rd</sup> Street – Lots 33 and West 15 Feet Lot 34 Block 25, Dell Rapids City Original – For Mixed Use Commercial/Residential Use and Multiple Family Dwelling in a B-1: Central Business District: The application was submitted by Realtor Tom Schwebach on behalf of property owner Ron Beck. The proposal is to remodel the structure to allow for both apartments and retail/commercial uses within the existing structure. Motion by Hoff, Second by Dearduff to approve the Conditional Use request of 330 E 3<sup>rd</sup> Street to be utilized as a Mixed Use Commercial/Residential Use and a Multiple Family Dwelling in a B-1: Central Business District with the following conditions; any reconstruction within the structure must meet and comply with all building code standards, that the owner make a good faith effort to provide for off-street parking not inclusive of 3<sup>rd</sup> Street or the City owned parking lot to the west of the property. Upon Voice Vote all members present voted Aye. Motion Carried.
- IV. Joint Zoning Ordinance Amendment - Discussion: Minnehaha County Planning Department provided a proposed Joint Zoning Ordinance Amendment to the Accessory Buildings section. The proposal increases the limit for the size of a structure based on the size of the parcel. The larger the size of the parcel in acres, the larger the allowed structure. For example Motion by Lamberty Second by Hoff to notify Minnehaha County that the Dell Rapids Planning Commission accepts the proposed Joint Zoning Ordinance Amendment to the Accessory Structure sizes based on the size of the property.
- V. Motion by Lamberty to adjourn. Seconded by Schwebach. Chairman Dearduff declared the meeting adjourned at 7:16 p.m.

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Justin Weiland  
Zoning Administrator

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Roger Dearduff  
Chairman

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