

MINUTES OF DELL RAPIDS PLANNING COMMISSION
Tuesday, May 8th 2018 – 7:00 PM

The regular meeting of the Dell Rapids Planning Commission was held at City Council Chamber on Tuesday, May 8th, 2018 with the following members present; Chairman Dearduff, Vice-Chairman Bob Lamberty, Tom Ludens. Tom Schwebach, Steve Hoff Absent:

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

- I. Motion by Ludens second by Schwebach to approve the April 10th, 2018 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 – Rezone Request – Legal Description: NE ¼ of Section 8 Township 104 North Range 49 West of 5th Principal Meridian, Minnehaha County, South Dakota from NRC: Natural Resource Conservation District To R-1: Single Family Residential District: Spruce Glen Development submitted an application for the re-zone of 21 acres in the newly annexed portion of the development. This application is for the rezone of 21 of the 26 acres into R-1: Single Family Residential. The remaining five acres will remain as NRC: Natural Resource Conservation District as it will remain as the existing golf course area. Motion by Schwebach, Second by Lamberty to recommend approval to the City Council for the Re-Zone of the 21 acres of the NE ¼ of Section 8 Township 104 North Range 49 West of 5th Principal Meridian, Minnehaha County, South Dakota from NRC: Natural Resource Conservation District To R-1: Single Family Residential District. Upon Voice Vote all members present voted Aye. Motion Carried.

- IV. Public Hearing Conditional Use Request at 423 E Main Street For a Mixed Use Commercial/Residential Use and Multiple Family Dwelling In a B-1: Central Business District – Schmidt: The applicant is requesting a Conditional Use for the use of their property on Main Street as a Mixed Use Commercial and Residential Use and a Multiple Family Dwelling Unit. The applicant is adding a residential unit to the first-floor rear of the building. The Planning Commission discussed conditions to be placed on the property as recommended by Zoning Administrator Weiland. The requirement of a firewall between the dwelling unit and the business, the requirement to construction building code approved stair access to the rear of the building and the requirement to require two forms of egress on the rear apartment was discussed. Motion made by Schwebach, Second by Hoff to approve the Conditional Use Request at 423 E Main Street for a Mixed Use Commercial/Residential Use and Multiple Family Dwelling In a B-1: Central Business District with the following conditions 1) to require a firewall meeting Fire Code to separate the first floor business and residential apartment 2) to require two forms of egress on the south side of the apartment 3) to require the installation of code approved stair access to the rear of the building. Upon Voice Vote all members present Voted Aye. Motion Carried.

V. Motion by Ludens to adjourn. Seconded by Schwebach. Chairman Dearduff declared the meeting adjourned at 7:49 p.m.

Justin Weiland
Zoning Administrator

Roger Dearduff
Chairman

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