

MINUTES OF DELL RAPIDS PLANNING COMMISSION
Tuesday, March 26, 2019 – 7:00 PM

The regular meeting of the Dell Rapids Planning Commission was held at City Council Chamber on Tuesday, March 26, 2019 with the following members present; Chairman Dearduff, Tom Ludens. Tom Schwebach, Steve Hoff. Absent Bob Lamberty.

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

- I. Motion by Ludens second by Schwebach to approve the January 29, 2019 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.

- I. Public Hearing: Re-Zoning Request – W 50 E 226 S 100 and W 5 E 231 Lying S of RY Blk Dell Rapids City Original – From R-1: Single Family Residential to B-1: General Business District – 606 E 3rd Street – Louis Peter: Chariman Dearduff opened the public hearing for the Re-Zone Request of Louis Peter to re-zone 606 E 3rd Street from R-1: Single Family Residential to B-2: General Business District. Mr. Peters intends to remove the home that exists on the property for the purpose of installing a Contractor’s Shop on the property. The neighboring property to the east was re-zoned and a contractors shop was constructed. This property is within the floodplain therefore any new construction will be required to meet floodplain standards. Motion by Schwebach Second by Ludens to recommend approval to the City Council for the re-zone of 606 E 3rd Street from R-1: Single Family Residential to B-2: General Business District. Upon Voice Vote all members present voted Aye. Motion Carried.

- II. Comprehensive Plan – Review Complete Draft /Discuss Public Engagement and Adoption: The Planning Commission was presented a complete draft of the Comprehensive Plan. Kristen Benidt with SECOG was present to discuss the final changes that were made to the plan. A few minor amendments were included to the Economic Development section within Chapter 9. The Planning Commission discussed a strategy towards adoption inclusive of a public meeting to gain input from the public. Administrator Weiland will work with the City Council and SECOG to plan for the full adoption of the new Comprehensive Plan.

- III. Motion by Ludens to adjourn. Seconded by Schwebach. Chairman Dearduff declared the meeting adjourned at 7:25 p.m.

Justin Weiland
Zoning Administrator

Roger Dearduff
Chairman

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