

MINUTES OF DELL RAPIDS PLANNING COMMISSION  
Tuesday, May 14, 2019 – 7:00 PM

The regular meeting of the Dell Rapids Planning Commission was held at City Council Chamber on Tuesday, May 14, 2019 with the following members present; Chairman Dearduff, Tom Ludens. Tom Schwebach, Steve Hoff. Absent, Steve Hoff, Bob Lamberty.

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

- I. Motion by Schwebach second by Ludens to approve the April 23, 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.
  
- III. Public Hearing: Conditional Use – For the Manufacture of Asphalt in an I-2: General Industrial District – 500 Beach Avenue, Lots 1, 3, 4 & 6 Simpson Subdivision to the City of Dell Rapids, Minnehaha County, South Dakota – Applicant: Bituminous Paving Inc. From Owner, L.G. Everist Inc: Bituminous Paving is requesting to install a temporary asphalt plant at the west L.G. Everist quarry for a project in the area over the summer months. There was not anyone present in support or opposed for the public hearing. Bituminous Paving is planning to produce 31,000 tons of asphalt to be hauled to Hwy 34 near Madison and to Moody County for an overaly project. The contractor is requesting to operate between 6 AM and 9 PM 6 days a week. Motion by Hoff Second by Ludens to approve the Conditional Use Request by Bituminous Paving to manufacture asphalt within an I-2 General Industrial District with the following conditions; that the conditional use is effective within the year of 2019, that the manufacturing of asphalt does not occur on Cootie Days June 7<sup>th</sup> and 8<sup>th</sup> and Quarry Days June 21<sup>st</sup> through the 23<sup>rd</sup>, that LG Everist work towards the necessary upgrades to plan for future manufacturing of asphalt at the East Quarry because of the already existing conditional use permit on that property. Upon Voice Vote all members present voted Aye. Motion Carried.
  
- IV. Property Inquiry – Construction of Oversized Detached Garage In Front Lot – 801 West 3<sup>rd</sup> Street – Owner: Tim Schoolmeister: Property owner Tim Schoolmeister was present to inquire about the possibility of constructing an oversized garage beyond the 1,200 square feet limit in residential districts. Mr. Schoolmeister owns a property in excess of 3 acres and has plans to construct an 1,400 plus square feet garage. The Planning Commission discussed the history of the requests for oversized structures and determined that an amendment to the ordinance should be considered. It was the recommendation of the Planning Commission to discuss with the City Council a potential option to allow for over 1,200 foot accessory structures to be allowable based on the size of the property. For instance, potentially allowing for structures to be built up to 1,600 feet on lots in excess of 2 acres. Administrator Weiland will place an agenda item at the upcoming City Council meeting and report back to the Planning Commission on their direction. No motions were made.

V. Motion by Ludens to adjourn. Seconded by Schwebach. Chairman Dearduff declared the meeting adjourned at 8:00 p.m.

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Justin Weiland  
Zoning Administrator

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Roger Dearduff  
Chairman

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