

**MINUTES OF THE JOINT MEETING
MINNEHAHA COUNTY & DELL RAPIDS PLANNING COMMISSIONS
June 22, 2015**

A joint meeting of the County and City Planning Commissions was held on June 22, 2015 at 7:00 p.m. in the Commission Room of the Minnehaha County Administration Building.

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Bonnie Duffy, Jeff Barth, Wayne Steinhauer, Bill Even, and Doug Ode.

CITY PLANNING COMMISSION MEMBERS PRESENT: Roger Dearduff, Bob Lamberty, Rod Pierson, and Tom Schwebach.

STAFF PRESENT:

Scott Anderson, Kevin Hoekman, and David Heinold - County Planning
Sara Show – Office of the State’s Attorney

The County Planning Commission Chair Wayne Steinhauer presided over the meeting. The City Planning Commission was chaired by Roger Dearduff.

CONSENT AGENDA

A motion was made for the City by Commissioner Lamberty and seconded by Commissioner Pierson to **approve** the consent agenda. The motion passed unanimously. Same motion was made for the County by Commissioner Even and seconded by Commissioner Barth to **approve** the consent agenda. The motion passed unanimously.

ITEM 1. Approval of Minutes – August 26, 2013 & May 18, 2015

A motion was made for the City by Commissioner Lamberty and seconded by Commissioner Pierson to **approve** the meeting minutes for August 26, 2013 & May 18, 2015. The motion passed unanimously. Same motion was made for the County by Commissioner Even and seconded by Commissioner Barth to **approve** the meeting minutes for August 26, 2013 & May 18, 2015. The motion passed unanimously.

ITEM 2. REZONING #15-04 to rezone the property legally described as Lot 1 of Overvaag Tract 2, SW1/4, Section 8-T104N-R49W from the C Commercial District to the RR-1 Rural Residential District.

Petitioner: Daniel Witte

Property Owner: same

Location: Approximately 0.5 mile west of Dell Rapids

Staff Report: David Heinold

This would rezone the subject parcel from the C Commercial District to the RR-1 Rural Residential District.

General Information:

Legal Description – Lot 1 of Overvaag Tract 2, SW1/4, Section 8-T104N-R49W

Present Zoning – C Commercial District

Existing Land Use – Commercial

Parcel Size – 1.99 Acres

Staff Report: David Heinold

Staff Analysis:

The petitioner is requesting to rezone a less than two acre parcel a half-mile west of Dell Rapids municipal limits to construct a single family residence. The subject property is surrounded by an existing RR-5 Rural Residential zoned subdivision area on the north, west, and south sides. Currently, this is the only commercially-zoned property in the area except for the church on the west edge of the city and the Dell Rapids exit off of Interstate 29.

The 1998 Comprehensive Development Plan recognizes the area in which the subject parcel is located as a transition area that is characterized by a mix of land uses within municipal growth areas that are not projected to support long-term agricultural uses nor will intensive farming activities such as concentrated animal feeding operations be appropriate uses. The intent of this section of the Plan is to maintain clearly defined urban areas within the county that may be annexed into municipal limits during the planning period depending on economic conditions and the ability of Dell Rapids to meet public infrastructure demands will determine the timing and extent of urban expansion.

The Future Land Use plan within the Dell Rapids Comprehensive Plan does not recognize the subject parcel within the municipal growth, but does mention that it is essential for the city to continue an active annexation program in that areas designated by the future land use plan as growth areas in advance of major development along with existing rural subdivisions that lie adjacent to the municipal boundaries.

On May 5, 2015, staff conducted a site visit and determined that the proposed rezoning will be a positive shift in residential density near municipal limits. Thus, encouraging more compact, smaller-sized parcels of residential development within one-half mile of Dell Rapids.

Recommendation:

Staff found that the rezoning request to rezone from the C Commercial District to the RR-1 Rural Residential District conforms to the goals and policies of the 1998 Comprehensive Development Plan. The rezoning request is consistent with the type of land uses already permitted surrounding the site. Staff recommended **approval** of Rezoning #15-04.

ACTION

A motion was made to **recommend approval** of Rezoning #15-04 for the City by Commissioner Lamberty and seconded by Commissioner Pierson. The motion passed unanimously. Same motion was made to **recommend approval** of Rezoning #15-04 for the County by Commissioner Even and seconded by Commissioner Barth. The motion passed unanimously.

Rezoning #15-04 – Approval Recommended