

**MINUTES OF THE JOINT MEETING
MINNEHAHA COUNTY & DELL RAPIDS PLANNING COMMISSIONS
May 18, 2015**

A joint meeting of the County and City Planning Commissions was held on May 18, 2015 at 7:00 p.m. in the Commission Room of the Minnehaha County Administration Building.

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

CITY PLANNING COMMISSION MEMBERS PRESENT: Roger Dearduff and Tom Schwebach.

STAFF PRESENT:

Scott Anderson, Kevin Hoekman, and David Heinold - County Planning
Sara Show – States' Attorney

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

CONSENT AGENDA

There was a lack of a quorum for the Dell Rapids Planning Commission. Item 2 was deferred to the June 22, 2015 Joint Planning Commission meeting by the County Planning Commission.

ITEM 1. Approval of Minutes – August 26, 2015

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 finds 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 recommends **approval** of Rezoning #15-04.

ACTION

A motion was made for the County by Commissioner Barth and seconded by Commissioner Cypher to **continue** Item 2 to the June 22, 2015 Joint Planning Commission meeting. The motion passed unanimously.