



**MINUTES OF THE JOINT MEETING
MINNEHAHA COUNTY & DELL RAPIDS PLANNING COMMISSIONS
February 25, 2019**

A joint meeting of the County and City Planning Commissions was held on February 25, 2019 at 7:00 p.m. in the Commission Room of the Minnehaha County Administration Building.

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Bonnie Duffy, Becky Randall, Doug Ode, Mike Ralston, Ryan VanDerVliet, Adam Mohrhauser, and Jeff Barth

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

STAFF PRESENT:

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

Bonnie Duffy presided over the meeting. The meeting was called to order at 7:06 p.m. The Dell Rapids Planning Commission was chaired by Roger Dearduff.

The floor was open for items to be brought from the public which were not on the agenda. Nobody brought forward any items for public input.

CONSENT AGENDA

There were no items on a consent agenda.

REGULAR AGENDA

ITEM 1. Approval of Minutes – January 28, 2019

A motion was made for the County by Commissioner Ralston and seconded by Commissioner Barth to approve the minutes for the January 28, 2019 meeting. The motion passed unanimously. Same motion was made for the City by Commissioner Schwebach and seconded by Commissioner Ludens to approve the minutes for the January 28, 2019 meeting. The motion passed unanimously.



ITEM 2. REZONING #19-02 to rezone from the A-1 Agricultural District to the I-1 Light Industrial District on the property legally described as N500' S540' E1,059.57'; N316.05' S856.05' E775.93'; and N261' S1,117.05' E471.01'; all in SE1/4 SW1/4, Section 12-T104N-R50W.

Petitioner: Dell Rapids Custom Trailers, Inc.

Property Owner: Timothy Barth

Location: 47138 246th St.

Located approximately 2.5 miles west of Dell Rapids

Staff Report: Kevin Hoekman

General Information:

Legal Description – N500' S540' E1,059.57'; N316.05' S856.05' E775.93'; and N261' S1,117.05' E471.01'; all in SE1/4 SW1/4, Section 12-T104N-R50W

Present Zoning – I1-Industrial & A1-Agricultural

Existing Land Use – Industrial Manufacturing and storage

Parcel Size – 15.74 acres

Staff Report: Kevin Hoekman

Staff Analysis:

Dell Rapids Custom Trailers, Inc. is an existing manufacturing company located at the northwest side of the Dell Rapids Exit of the Interstate. A portion of the property is already zoned for industrial use where many of the buildings are located. The property has expanded over the years with new buildings and outdoor storage of product. The rezoning request will encompass the entire parcel as zoned I1-Industrial where currently some of the parcel remains A1-Agriculture.

The proposed rezoning request began when planning staff became aware of a semi-truck trailer was being used as a billboard sign on the property. Staff first notified the property owner that semi-truck trailers are a prohibited use on the property, the informed the property owner that a sign may be permitted if the property is zoned industrial. The proposed enlargement of industrial zoning will allow for the permitted use of on-premise and off-premise signs. Staff will work with the property owner on obtaining proper building permits for any signage.

The subject property is approximately 15.74 acres in size. The property was first zoned industrial in 1991 which is also the year a conditional use permit was approved for manufacturing of trailers. The area around the Dell Rapids Interstate Exit is largely developed with industrial and commercial uses. The total area of the proposed industrial zoning expansion will still be smaller than the industrial and commercial areas on the east side of the exit. The expansion also meets the projected future land use plan of the Envision 2035 Comprehensive Plan. The gradual growth of an existing industrial area is a good way to allow for the gradual growth of business in the area.

The Envision 2035 Comprehensive Plan recognizes the Dell Rapids intersection of the Interstate as a Rural Service Area. The rezoning proposal meet the policies and objectives of the



comprehensive plan. The site is located within of a Rural Service Area and adjacent to an existing commercial zoned property.

Recommendation: Staff recommends **approval** of Rezoning #19-02 to rezone the subject property from A1 Agricultural District to I1 Industrial District.

Public Testimony

Kevin Hoekman, County Planning Staff, presented a brief summary of the report and recommendation for Rezoning #19-02. He informed the Planning Commission that the petitioner contacted the office and was not able to come to the meeting because of drifting and snow was too much to get out of his property.

Commissioner Duffy called for public testimony but there was no answer.

Commissioner Duffy closed the floor to public testimony.

Discussion

Commissioner Barth explained that he is not related to the petitioner and has never met him.

ACTION

A motion was made for the County by Commissioner Barth and seconded by Commissioner Ralston to approve Rezoning #19-02. The motion passed unanimously. Same motion was made for the City by Commissioner Ludens and seconded by Commissioner Schwebach to approve Rezoning #19-02. The motion passed unanimously.

Rezoning #19-02 – Recommended for Approval

Old Business

None.

New Business

None.

Adjourn

A motion was made for the County by Commissioner Randall to adjourn. Commissioner Barth seconded the motion. The motion passed unanimously. The same motion to adjourn was made by Commissioner Ludens and seconded by Commissioner Schwebach. The motion passed unanimously. The Meeting was adjourned at 7:12 pm.