

6/21/2016

THE MINNEHAHA COUNTY COMMISSION CONVENEED IN A JOINT SESSION WITH THE DELL RAPIDS CITY COUNCIL AT 9:00 A.M., June 21, 2016 pursuant to adjournment on June 14, 2016.

Commissioners present were: Barth, Bender, Heiberger, and Kelly. Commissioner Beninga was absent. Also present were Olivia Larson, Commission Recorder, Cynthia Jepsen, Deputy Auditor, and Sara Show, Senior Deputy State's Attorney.

Dell Rapids City Aldermen present were: Crisp, Earley, Geraets, and Klockman.

Chairperson Heiberger called the meeting to order.

MOTION by Barth, seconded by Bender, to approve the agenda. 4 ayes.

The City of Dell Rapids concurred.

#### CONDITIONAL USE PERMIT

David Heinold, Planner I, gave a briefing on an appeal of Conditional Use Permit (CUP) #16-32. The petitioner, Jerry Bent, is requesting to allow a Contractor's Shop and Storage Yard-Commercial Roofing Company on the property legally described as 4A in NE Corner, N1/2, Lot 11 (Ex. S160' W6' N460' E378') Kenefick's Subd., City of Dell Rapids, Section 16-T104N-R49W. On May 23<sup>rd</sup>, 2016 Minnehaha County Planning Commission and the City of Dell Rapids Planning Commission both voted unanimously to approve CUP #16-32 with 8 conditions. 1) That CUP #16-32 shall allow the use of the property for Commercial Roofing Business. 2) That all outdoor storage areas be screened with a minimum 90% opacity fence. No outdoor storage shall be permitted on or around the septic system drainfield. 3) That no materials, parts, shingles, etc. shall be allowed outside of the fenced area. 4) That a building permit is required prior to the construction of all storage buildings and for the installation of any signage. 5) That all signage shall be in conformance with Article 16.00 and 17.00 of the 2001 Revised Joint Zoning Ordinance for Minnehaha County and the City of Dell Rapids. 6) That all driveways, parking lots, and outdoor storage areas shall be in conformance with the requirements of Article 15.00 of the 2001 Revised Joint Zoning Ordinance for Minnehaha County and the City of Dell Rapids. 7) That all outdoor lighting shall be of a full cutoff and fully-shielded design to prevent direct spillage of light beyond the property boundary. 8) That the Planning & Zoning Department reserves the right to enter and inspect the roofing business at any time, after proper notice to the owner, to ensure that the property is in full compliance with the conditional use permit conditions of approval and the Minnehaha County Zoning Ordinance. On May 25, 2016, Edward Klein, 24660 475<sup>th</sup> Ave, filed an appeal of the approval of CUP #16-32, and wanted the new owner to be advised that present drainage cannot be altered. MOTION by Bender, second by Barth to uphold the Joint Minnehaha County/City of Dell Rapids Planning Commission's approval of CUP #16-32 with the 8 conditions. 4 ayes. The City of Dell Rapids concurred.

MOTION by Bender, seconded by Kelly, to adjourn. 4 ayes.

The City of Dell Rapids concurred.

The Commission adjourned until the Regular Commission Meeting on Tuesday, June 21, 2016.

#### APPROVED BY THE COMMISSION:

Cindy Heiberger  
Chairperson

ATTEST:

Olivia Larson  
Deputy County Auditor