

Village of Rapids City
Planning and Zoning Commission
Hearing Minutes August 21st, 2018

Subject: Rezoning request by Timothy and Marjorie Dolan to change zoning of parcels 06-195, 06-197 and 06-921 from R1 (Residential District) to C-1 (Neighborhood Commercial District).

Meeting was called to order at 6:00pm by Gary Polfliet.

Those in Attendance: Gary Polfliet, Lyle Wade, Chuck McCoy, Russ Dunbar, Marjorie and Tim Dolan, Don Clark, John and Renee Long, Richard Tittle Sr., Mike DeMarlie, Richard Fiems, Harold Mire, Jean Polfliet, Richard Robertson, Pete Dokas, Bill Jones, L. McMill and Clerk Missy Housenga.

Discussion:

To open the meeting Polfliet read the rezoning request letter from Timothy and Marjorie Dolan. Timothy Dolan explained the lot is for sale with the potential purchase and use of the property as an office for Mike DeMarlie's plumbing company. T. Dolan noted DeMarlie runs a clean business with very little traffic. Access to the property would be off of 2nd Avenue A. T. Dolan noted the type of business was ideal for the Route 84 overlay plan.

Clarification was given per Village Ordinance definition of Neighborhood Commercial District. Polfliet asked if the citizens in attendance had comments or questions. Residents Don Clark, Renee and John Long, Richard Tittle Sr., Richard Robertson, Pete Dokas and Bill Jones voiced concerns about the rezoning. Concerns were voiced ranging from the added traffic on a narrow road with children present in the neighborhood; to water runoff and flooding; to decreased property values; and finally, what happens if DeMarlie ever decided to move his business and another less desirable business moves in the location.

Tittle Sr. presented a letter and pictures to the Commission, in which Polfliet read aloud. In the letter Mr. Tittle noted the property was originally considered flood area.

The Commission reviewed the Village's zoning and land use map from 2006. The map did indicate one parcel out of the three is located within the FEMA 100 Year Flood Zone. Polfliet and McCoy both noted they live in the 100 Year Flood Zone.

T. Dolan stated he never knew the property was a wet land, adding he used to grow corn there. T. Dolan added the property has more recently been used for some of the neighboring residents to store campers, cars and trailers.

Marjorie Dolan stated she has reviewed the definition of Neighborhood Commercial District and the Future Land Use Map; the business would conform to both.

DeMarlie addressed the Residents and Commission explaining the size of the building, 70' wide x 104' long, direction of which the building would sit and adding all Village ordained setbacks would be followed. No equipment would be stored outside of the building as there would be four bay doors to house trucks and equipment.

Polfliet explained he previously proposed to approve the entire Route 84 corridor and 17th Street in Rapids City be zoned C-2 (Commercial District).

Dunbar added the Village needs progress.

Several residents stated they were not opposed to growth in the Village but were not in favor of it in their neighborhood.

Polfliet clarified to all in attendance, the hearing this evening for the Planning and Zoning Commission is to make a recommendation to the Village Board after review of all Village Ordinances, studies and facts, as well as take into consideration feedback from the residents. The Village Board would vote deciding if the rezoning would be approved or denied at the September 11th Regular Board Meeting.

Conclusion:

After Commission review Dunbar motioned to recommend the passage of parcels 06-195, 06-197 and 06-921 from R1 (Residential District) to C-1 (Neighborhood Commercial District). Polfliet seconded. All present voted yes.

Gary Polfliet called for a motion to adjourn. Wade motioned to adjourn this August 21st, 2018 Commission Meeting. Dunbar seconded. All agreed. Meeting adjourned at 6:47pm.

Village Clerk