

City Planning Commission
Minutes
Carnegie Town Hall, 235 West 10th Street
Wednesday, May 4, 2011 at 7:00 PM

ROLL CALL

Members Present:	Members Absent:
Nick Sershen	Planning Commissioner Meredith Larson
Planning Commissioner Pam Breidenbach	Planning Commissioner Steve Gaspar
Planning Commissioner Lynnette Olson	Planning Commissioner Darla Erb
Planning Commissioner Ken Dunlap	
Planning Commissioner Kent Metzger	
Planning Commissioner Jessie Schmidt	

CONSENT AGENDA

1. APPROVAL OF APRIL 6, 2011 MINUTES OF REGULAR MEETING.

2. PLATS

3. 2011-03-14: REZONE from unzoned property and the MH, Manufactured Home District to Subarea B of the Red Rock Planned Development District for allowed uses at 5800 E. Arrowhead Parkway.
Legal Description: Lot 3 (Except Lots H-1 and H-2), Tract A, Redrock Park Second Addition, Minnehaha County
Recommendation Approval

4. 2011-04-09: REZONE from the I-1, Light Industrial District to the RA-2, Residential District and the C-4, Planned Commercial District for allowed uses at S. Grange Ave. & W. Village Dr.
Legal Description: A portion of the NW 1/4 NE 1/4 Section 32-101-49, Minnehaha County (as shown by exhibit)
Recommendation Approval

5. 2011-04-13: REZONE from the RA-1, Residential District to the RD, Residential District for allowed uses at W. 53rd St. & Tribbey Trail.
Legal Description: Lots 1-4, Block 13, Southern Vistas Addition, Minnehaha County
Recommendation Approval

6. 2011-03-15: CONDITIONAL USE PERMIT in the C-3, Central Business District to allow a full-service restaurant within 100 feet of residential uses at 323 S. Phillips Ave.
Legal Description: Lot 6, Block 3, Gales Addition, Minnehaha County
Recommendation Approval

7. 2011-04-02: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow a Day Care Center at 1300 S. Sertoma Ave.
Legal Description: Block 12, Palmer Highland Addition, Minnehaha County

Recommendation Approval

8. 2011-04-03: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow a family day care at 2817 S. Center Ave.
Legal Description: Lot 10, Block 3, Wallner's Addition, Minnehaha County
Recommendation Approval
9. 2011-04-05: CONDITIONAL USE PERMIT in the C-3, Central Business District to allow a full-service restaurant within 100 feet of residential uses at 116 W. 11th St.
Legal Description: Lot 10, Block 17, J. L. Phillips Addition, Minnehaha County
Recommendation Approval
10. 2011-04-07: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow a full-service restaurant within 100 feet of residential uses at 5309 W. 41st St.
Legal Description: S 242' N 292' W 576.2' E 609.2' of the NE1/4 NE1/4, Section 35-101-50, Minnehaha County
Recommendation Approval
11. 2011-04-08: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to reconstruct an off-premise sign at 300 E. 60th St. N.
Legal Description: Tract 2A of W300' E 333' N590' S698.5', SE1/4 SW1/4 Section 28-102-49 and Lots 1, 2, 2A and 3 & VAC 62nd Street N. & E27 Tract 1, Wartenhorst Addition, Minnehaha County
Recommendation Approval
12. 2011-04-12: CONDITIONAL USE PERMIT in the RS-2, Residential District to construct two-family residential buildings at E. 73rd St. & El Dorado Ave.
Legal Description: A portion of the SE 1/4 of the NE 1/4 of Section 14-100-50, Lincoln County
Recommendation Approval

A motion was made by Commissioner Ken Dunlap and seconded by Commissioner Kent Metzger to approve 2011-04-12: CONDITIONAL USE PERMIT in the RS-2, Residential District to construct two-family residential buildings at E. 73rd St. & El Dorado Ave.
Legal Description: A portion of the SE 1/4 of the NE 1/4 of Section 14-100-50, Lincoln County.

For: Nick Sershen, Pam Breidenbach, Lynnette Olson, Ken Dunlap, Kent Metzger,
5. Against: , 0.
Motion Passed

13. 2011-04-10: MINOR AMENDMENT to Subarea B of the Red Rock Park Planned Development District to allow an off-premise sign at 5800 E. Arrowhead Parkway.
Legal Description: Lot 3, Tract A, Redrock Park 2nd Addition, Minnehaha County
Recommendation Approval

A motion was made by Commissioner Kent Metzger and seconded by Commissioner Pam Breidenbach to approve 2011-04-10: MINOR AMENDMENT to Subarea B of the Red Rock Park Planned Development District to allow an off-premise sign at 5800 E. Arrowhead Parkway. Legal Description: Lot 3, Tract A, Redrock Park 2nd Addition, Minnehaha County.

For: Nick Sershen, Pam Breidenbach, Lynnette Olson, Kent Metzger, 4. Against: Ken Dunlap, 1.
Motion Passed

CONSENT AGENDA APPROVAL

A motion was made by Commissioner Pam Breidenbach and seconded by Commissioner Ken Dunlap to with Item 12 & 13 to Regular .

For: Nick Sershen, Pam Breidenbach, Lynnette Olson, Ken Dunlap, Kent Metzger, 5. Against: , 0.
Motion Passed

REGULAR AGENDA APPROVAL

14. RECOGNITION OF OUTGOING PLANNING COMMISSIONERS

15. 2011-04-01: REZONE from the RS-2, Residential District to the S, Institutional and RA-1, Residential Districts for allowed uses at E. 69th St. & S. Bahnson Ave.
Legal Description: Government Lot 1, NW 1/4 of Section 18-100-49, except Lot H1 and Tract 2, Emerald Valley Addition, Lincoln County (as shown by exhibit)
Recommendation Approval

A motion was made by Commissioner Nick Sershen and seconded by Commissioner Kent Metzger to approve 2011-04-01: REZONE from the RS-2, Residential District to the S, Institutional and RA-1, Residential Districts for allowed uses at E. 69th St. & S. Bahnson Ave. Legal Description: Government Lot 1, NW 1/4 of Section 18-100-49, except Lot H1 and Tract 2, Emerald Valley Addition, Lincoln County (as shown by exhibit).

For: Nick Sershen, Pam Breidenbach, Lynnette Olson, Ken Dunlap, Kent Metzger, 5. Against: , 0.
Motion Passed

16. 2011-04-14: REZONE from the RD, Residential District to the C-2, General Commercial District for allowed uses at 708 S. Spring Ave.
Legal Description: A portion of Lot 12, Block 1, Lewis Addition, Minnehaha County (as shown by exhibit)
Recommendation Approval

A motion was made by Commissioner Kent Metzger and seconded by Commissioner Lynnette Olson to approve 2011-04-14: REZONE from the RD, Residential District to the C-2, General Commercial District for allowed uses at 708 S. Spring Ave. Legal Description: A portion of Lot 12, Block 1, Lewis Addition, Minnehaha County (as shown by exhibit).

For: Nick Sershen, Pam Breidenbach, Lynnette Olson, Kent Metzger, 4. Against: Ken Dunlap, 1.
Motion Passed

17. 2011-04-11: MAJOR AMENDMENT to the Emerald Valley I Planned Development District to adjust subarea boundaries at NW Corner of E. 69th St. & S. Southeastern Ave.
Legal Description: S1/2 SE1/4, Section 12-100-50, Lincoln County (as shown by exhibit)
Recommendation Approval

A motion was made by Commissioner Nick Sershen and seconded by Commissioner Pam Breidenbach to approve 2011-04-11: MAJOR AMENDMENT to the Emerald Valley I Planned Development District to adjust subarea boundaries at NW Corner of E. 69th St. & S. Southeastern Ave. Legal Description: S1/2 SE1/4, Section 12-100-50, Lincoln County (as shown by exhibit).

For: Nick Sershen, Pam Breidenbach, Lynnette Olson, Ken Dunlap, Kent Metzger, 5. Against: , 0.
Motion Passed

18. 2011-04-04: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow a Day Care Center at W. 85th St. & S. Western Ave.
Legal Description: Lot 1A, Block 5, Grand Arbor Addition, Minnehaha County
Recommendation Approval

A motion was made by Commissioner Lynnette Olson and seconded by Commissioner Pam Breidenbach to APPROVE W/CONDITIONS .

For: Nick Sershen, Pam Breidenbach, Lynnette Olson, Ken Dunlap, Kent Metzger, 5. Against: , 0.
Motion Passed

19. 2011-04-06: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow a bus and truck terminal at 532 S. Valley View Rd.
Legal Description: To be platted as Lots 2 and 3, Friessens' Addition, Minnehaha County
Recommendation Approval

A motion was made by Commissioner Kent Metzger and seconded by Commissioner Nick Sershen to APPROVE W/CONDITIONS .

For: Nick Sershen, Pam Breidenbach, Lynnette Olson, Ken Dunlap, Kent Metzger,

5. Against: , 0.

Motion Passed

20. 2011-03-01: FINAL DEVELOPMENT PLAN and MINOR AMENDMENT in Subarea B of the 69th & Louise Planned Development District to construct a hotel and to reduce the front-yard setback from 25 feet to 10 feet on S. Sharon Avenue at 3400 W. 69th St.

Legal Description: Block 2, Sonler Addition,
Lincoln County
Recommendation Approval

A motion was made by Commissioner Lynnette Olson and seconded by Commissioner Kent Metzger to APPROVE W/CONDITION .

For: Nick Sershen, Pam Breidenbach, Lynnette Olson, Ken Dunlap, Kent Metzger,

5. Against: , 0.

Motion Passed

21. 2011-03-08: MINOR Amendment in Subarea D of the Meadows on the River Planned Development District to allow an increase in size of the existing freestanding sign at 2520 S. Louise Ave.

Legal Description: Lot 9B (Ex. Lot E-1), River
Market Addition, Minnehaha County
Recommendation Deferal

A motion was made by Commissioner Kent Metzger and seconded by Commissioner Pam Breidenbach to defer .

For: Nick Sershen, Pam Breidenbach, Lynnette Olson, Ken Dunlap, Kent Metzger,

5. Against: , 0.

Motion Passed

22. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, DESIGNATING BOUNDARIES FOR TAX INCREMENT FINANCE DISTRICT #11

Legal Description: Lots 1-4 and 9-12, Dunning & Wagner's Addition; Lots 4, 7, 8 and the W 1/2 of Lots 5-6 and the E 66' of Lots 5-6, and the Subdivided Lots 1-3 and 10-12 (inclusive of Lots 1-6 North), Block 17, Emerson & Sherman's Addition, all in Minnehaha County
Recommendation Approval

A motion was made by Commissioner Kent Metzger and seconded by Commissioner Nick Sershen to approve A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, DESIGNATING BOUNDARIES FOR TAX INCREMENT FINANCE DISTRICT #11

Legal Description: Lots 1-4 and 9-12, Dunning & Wagner's Addition; Lots 4, 7, 8 and the W 1/2 of Lots 5-6 and the E 66' of Lots 5-6, and the Subdivided Lots 1-3 and 10-12 (inclusive of Lots 1-6 North), Block 17, Emerson & Sherman's Addition, all in Minnehaha County.

For: Nick Sershen, Pam Breidenbach, Lynnette Olson, Ken Dunlap, Kent Metzger,

5. Against: , 0.

Motion Passed

23. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE PROJECT PLAN FOR TAX INCREMENT FINANCING DISTRICT #11

Legal Description: Lots 1-4 and 9-12, Dunning & Wagner's Addition; Lots 4, 7, 8 and the W 1/2 of Lots 5-6 and the E 66' of Lots 5-6, and the Subdivided Lots 1-3 and 10-12 (inclusive of Lots 1-6 North), Block 17, Emerson & Sherman's Addition, all in Minnehaha County
Recommendation Approval

A motion was made by Commissioner Ken Dunlap and seconded by Commissioner Lynnette Olson to approve A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE PROJECT PLAN FOR TAX INCREMENT FINANCING DISTRICT #11
Legal Description: Lots 1-4 and 9-12, Dunning & Wagner's Addition; Lots 4, 7, 8 and the W 1/2 of Lots 5-6 and the E 66' of Lots 5-6, and the Subdivided Lots 1-3 and 10-12 (inclusive of Lots 1-6 North), Block 17, Emerson & Sherman's Addition, all in Minnehaha County.

For: Nick Sershen, Pam Breidenbach, Lynnette Olson, Ken Dunlap, Kent Metzger,
5. Against: , 0.
Motion Passed

ADJOURNMENT

A motion was made by Commissioner Pam Breidenbach and seconded by Commissioner Kent Metzger to adjourn .

For: Nick Sershen, Pam Breidenbach, Lynnette Olson, Ken Dunlap, Kent Metzger,
5. Against: , 0.
Motion Passed