

City Planning Commission
Minutes
Carnegie Town Hall, 235 West 10th Street
Wednesday, October 5, 2011 at 7:00 PM

ROLL CALL

Members Present:

Planning Commissioner Andi Anderson
Planning Commissioner Denny Pierson
Planning Commissioner Steve Gaspar
Planning Commissioner Ken Dunlap
Planning Commissioner Jessie Schmidt
Planning Commissioner Nick Sershen
Planning Commissioner Lynnette Olson
Planning Commissioner Darla Erb

Members Absent:

Planning Commissioner Meredith Larson

CONSENT AGENDA

1. APPROVAL OF SEPT 7, 2011 MINUTES OF REGULAR MEETING.

2. PLATS

CONSENT AGENDA APPROVAL

A motion was made by Commissioner Steve Gaspar and seconded by Commissioner Nick Sershen to approve CONSENT AGENDA APPROVAL with Items 6, 9 and 10 moved to the Regular Agenda.

For: Nick Sershen, Andi Anderson, Denny Pierson, Steve Gaspar, Lynnette Olson, Ken Dunlap, Darla Erb, 7. Against: , 0.

Motion Passed

3. 2011-08-15: REZONE RS-2, Residential to I-1, Light Industrial for permitted uses at 216 N. Marion Road.

Legal Description: Tract 8, W1/2 SW1/4 Section 13-101-50, Minnehaha County

Recommendation Approval

4. 2011-09-07: MAJOR AMENDMENT to Subarea B, Interstate Crossings Business Park Planned Development District to allow additional permitted uses at 5124 S. Solberg Avenue.

Legal Description: Tract 1 & E1/2 Vacated Marion Road, and E1/2 S. Broadband Lane (EX Interstate Crossing Business Park Addition and EX H1, H2, H3, H4 & H5) SW1/4 & Govt. Lots 3 & 4, Pana Tracts, Lincoln County

Recommendation Approval

5. 2011-09-05: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow on-sale alcohol and conference center on a site greater than an

acre in size at 4200 W. Empire Place.

Legal Description: Lots 2 & 3, BenHur Tract B, Sioux Empire Addition,
Minnehaha County
Recommendation Approval

ITEM 6 WAS MOVED TO REGULAR AGENDA

7. 2011-08-13: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicle display and sales at 217 N. Minnesota Avenue.

Legal Description: Lots 5 & 6, Block 2, Bennett's 1st Addition,
Minnehaha County
Recommendation Approval

8. 2011-09-03: MINOR AMENDMENT to Subareas A, B and C, Avera McKennan Planned Development District for a revised Master Sign Plan at 1325 S. Cliff Avenue.

Legal Description: Vac. Streets and Alleys lying within Lots 1-5, 6A,
55A and 56-60 and 67A, Belmont Addition, Minnehaha County
Recommendation Approval

ITEMS 9 AND 10 MOVED TO REGULAR AGENDA

REGULAR AGENDA APPROVAL

A motion was made by Commissioner Lynnette Olson and seconded by Commissioner Darla Erb to approve REGULAR AGENDA APPROVAL with Items 6, 9 and 10 moved from the CONSENT AGENDA and with Items 11 and 12 DEFERRED.

For: Nick Sershen, Andi Anderson, Denny Pierson, Steve Gaspar, Lynnette Olson, Ken Dunlap, Darla Erb, 7. Against: ,0.

Motion Passed

6. 2011-08-11: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow a recycling processing facility at 6700 E. Rice Street.

Legal Description: Portion of SE1/4 Section 36-102-49 Lying
Southeasterly of E. Rice Street, Minnehaha County, as shown by Exhibit
Recommendation Approval

A motion was made by Commissioner Nick Sershen and seconded by Commissioner Steve Gaspar to approve ITEM 6.

2011-08-11: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow a recycling processing facility at 6700 E. Rice Street.

Legal Description: Portion of SE1/4 Section 36-102-49 Lying Southeasterly of E. Rice Street, Minnehaha County, as shown by Exhibit.

For: Nick Sershen, Andi Anderson, Denny Pierson, Steve Gaspar, Lynnette Olson, Ken Dunlap, Darla Erb, 7. Against: , 0.

Motion Passed

9. 2011-09-08: FINAL DEVELOPMENT PLAN in Subarea E, Dawley Farm Village Planned Development District to construct a motor vehicle service and retail store at E. 18th Street and SD Hwy 100.

Legal Description: To be platted as Lot 1, Block 19, Dawley Farm
Village Addition, Minnehaha County

Recommendation Approval

A motion was made by Commissioner Denny Pierson and seconded by Commissioner Nick Sershen to APPROVE W/CONDITIONS ITEM 9.

2011-09-08: FINAL DEVELOPMENT PLAN in Subarea E, Dawley Farm Village Planned Development District to construct a motor vehicle service and retail store at E. 18th Street and SD Hwy 100.

Legal Description: To be platted as Lot 1, Block 19, Dawley Farm Village Addition, Minnehaha County.

For: Nick Sershen, Andi Anderson, Denny Pierson, Steve Gaspar, Lynnette Olson, Ken Dunlap, Darla Erb, 7. Against: , 0.

Motion Passed

10. 2011-09-09: FINAL DEVELOPMENT PLAN in Subarea C, Rolling Heights Planned Development District to construct two office buildings at S. Prairie Drive and S. Remington Place.

Legal Description: To be platted as Lots 1&2, Block 1, Remington Point Addition, Minnehaha County

Recommendation Approval

A motion was made by Commissioner Ken Dunlap and seconded by Commissioner Denny Pierson to APPROVE W/CONDITIONS ITEM 10.

2011-09-09: FINAL DEVELOPMENT PLAN in Subarea C, Rolling Heights Planned Development District to construct two office buildings at S. Prairie Drive and S. Remington Place.

Legal Description: To be platted as Lots 1&2, Block 1, Remington Point Addition, Minnehaha County.

For: Nick Sershen, Andi Anderson, Denny Pierson, Steve Gaspar, Lynnette Olson, Ken Dunlap, Darla Erb, 7. Against: , 0.

Motion Passed

11. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, DESIGNATING BOUNDARIES FOR TAX INCREMENT FINANCE DISTRICT NO. 12

Recommendation Approval

DEFERRED FOR 30 DAYS

12. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE PROJECT PLAN FOR TAX INCREMENT FINANCE DISTRICT NO. 12

Recommendation Approval

DEFERRED FOR 30 DAYS

13. 2011-08-08: CONDITIONAL USE PERMIT in the I-1 Light Industrial District to allow retail trade and service (indoor recreation facility for athletic training) as a land-use at W. 41st St. & S. Grange Ave.

Legal Description: To be platted as Lot 2, Block 2, Williams Addition, Minnehaha County

Recommendation Approval

A motion was made by Commissioner Steve Gaspar and seconded by Commissioner Lynnette Olson to APPROVE W/CONDITIONS ITEM 13.

2011-08-08: CONDITIONAL USE PERMIT in the I-1 Light Industrial District to allow retail trade and service (indoor recreation facility for athletic training) as a land-use at W. 41st St. & S. Grange Ave.

Legal Description: To be platted as Lot 2, Block 2, Williams Addition, Minnehaha County.

For: Nick Sershen, Andi Anderson, Denny Pierson, Steve Gaspar, Lynnette Olson, Ken Dunlap, Darla Erb, 7. Against: , 0.

Motion Passed

14. 2011-09-10: CONDITIONAL USE PERMIT in C-4, Planned Commercial District for office, retail, and storage rental on a site greater than an acre in size at S. Minnesota Ave. and E. 85th Street.

Legal Description: Lot 2 and E25' Lot 3, Blk. 2, Minnesota Crossing Addition, Lincoln County

Recommendation Denial

A motion was made by Commissioner Ken Dunlap and seconded by Commissioner Nick Sershen to approve ITEM 14.

2011-09-10: CONDITIONAL USE PERMIT in C-4, Planned Commercial District for office, retail, and storage rental on a site greater than an acre in size at S. Minnesota Ave. and E. 85th Street.

Legal Description: Lot 2 and E25' Lot 3, Blk. 2, Minnesota Crossing Addition, Lincoln County.

For: (None), 0. Against: Nick Sershen, Andi Anderson, Denny Pierson, Steve Gaspar, Lynnette Olson, Ken Dunlap, Darla Erb, 7.

Motion Failed

ADJOURNMENT

A motion was made by Commissioner Nick Sershen and seconded by Commissioner Darla Erb to ADJOURN.

For: Nick Sershen, Andi Anderson, Denny Pierson, Steve Gaspar, Lynnette Olson, Ken Dunlap, Darla Erb, 7. Against: , 0.

Motion Passed

MEETING ADJOURNED AT 9:20 PM