

City Planning Commission  
Minutes  
Carnegie Town Hall, 235 West 10th Street  
Wednesday, January 4, 2012 at 7:00 PM

ROLL CALL

Members Present:

Planning Commissioner Meredith Larson  
Planning Commissioner Nick Sershen  
Planning Commissioner Denny Pierson  
Planning Commissioner Steve Gaspar  
Planning Commissioner Ken Dunlap  
Planning Commissioner Darla Erb  
Planning Commissioner Jessie Schmidt

Members Absent:

Planning Commissioner Andi Anderson  
Planning Commissioner Lynnette Olson

CONSENT AGENDA

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

2. PLATS

CONSENT AGENDA APPROVAL

A motion was made by Commissioner Nick Sershen and seconded by Commissioner Meredith Larson to approve CONSENT AGENDA APPROVAL.

With Item 3 DEFERRED, Item 5 WITHDRAWN and Items 7, 8, and 9 MOVED to the Regular Agenda.

For: Meredith Larson, Nick Sershen, Denny Pierson, Steve Gaspar, Ken Dunlap, Darla Erb, 6. Against: 0.  
Motion Passed

3. 2011-12-02: REZONE from the Westwood Valley Planned Development District to the RA-1, Residential District for allowed uses at W. 32nd Street and W. Broek Dr.

Legal Description: A portion of the SW 1/4 NE 1/4 and the NW 1/4 of the SE 1/4 of Section 28-101-50, Minnehaha County (as shown by exhibit)

Recommendation Approval

DEFERRED BY PETITIONER

4. 2011-12-01: MAJOR AMENDMENT in Subareas A & B of the Interstate Crossings Business Park Planned Development District to allow additional land uses at 5124 S. Solberg Ave.

Legal Description: Tract 1 & E 1/2 Vacated Marion Road & E 1/2 S. Broadband Lane (Ex. Interstate Crossings Business Park Addition & Ex. H1, H2, H3, H4 & H5) SW 1/4 Government Lots 3 & 4 Pana

Tracts, Lincoln County  
Recommendation Approval

5. 2011-12-08: MAJOR AMENDMENT to Subarea B of the Whispering Woods Planned Development District to change the allowed land uses at SE of E. 57th St. and S. Bahnson Ave.

Legal Description: A portion of the N1/2 of  
Section 7-100-49, Lincoln County  
Recommendation Approval

WITHDRAWN BY PETITIONER

6. 2011-12-04: SPECIAL USE PERMIT in Subarea A of the Prairie Meadows Planned Development District to allow an on-sale alcohol establishment at 421 W. 69th St.

Legal Description: Lot 4, Block 8, Prairie  
Meadows 2nd Addition, Lincoln County (ex. Tract A of said Lot contained  
therein)  
Recommendation Approval

7. 2011-12-07: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow a bed and breakfast at 127 S. Duluth Ave.

Legal Description: Lot 7 and N1/2 Lot 8, Block  
16, Bennett's 1st Addition, Minnehaha County  
Recommendation Approval

A motion was made by Commissioner Meredith Larson and seconded by Commissioner Steve Gaspar to APPROVE W/CONDITIONS 7. 2011-12-07: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow a bed and breakfast at 127 S. Duluth Ave. Legal Description: Lot 7 and N1/2 Lot 8, Block 16, Bennett's 1st Addition, Minnehaha County.

For: Meredith Larson, Nick Sershen, Denny Pierson, Steve Gaspar, Ken Dunlap, Darla Erb, 6. Against: , 0.  
Motion Passed

MOVED TO REGUALR AGENDA

8. 2011-12-03: FINAL DEVELOPMENT PLAN in Subarea A of the Brooks Crossing Planned Development District to develop a 260 unit apartment complex at E. 54th St. & S. Sycamore Ave.

Legal Description: Lot 1A, Brooks Crossing  
Addition, Minnehaha County  
Recommendation Approval

A motion was made by Commissioner Meredith Larson and seconded by Commissioner Denny Pierson to APPROVE W/CONDITIONS 8. 2011-12-03: FINAL DEVELOPMENT PLAN in Subarea A of the Brooks Crossing Planned Development District to develop a 260 unit apartment complex at E. 54th St. & S. Sycamore Ave. Legal Description: Lot 1A, Brooks Crossing Addition, Minnehaha County.

For: Meredith Larson, Nick Sershen, Denny Pierson, Steve Gaspar, Ken Dunlap,

Darla Erb, 6. Against: 0.  
Motion Passed

Meredith added an additional stipulation to fence the unscreened parking areas from residential per approval of Planning Staff.

MOVED TO REGULAR AGENDA

9. 2011-12-05: FINAL DEVELOPMENT PLAN in Subarea B of the Brooks Crossing Planned Development District to construct a multi-family housing complex at E. 54th St. and S. Dubuque Ave.  
Legal Description: To be platted as Lot 1B, Block 1, Brooks Crossing Addition, Minnehaha County  
Recommendation Approval

A motion was made by Commissioner Meredith Larson and seconded by Commissioner Denny Pierson to APPROVE W/CONDITIONS 9. 2011-12-05: FINAL DEVELOPMENT PLAN in Subarea B of the Brooks Crossing Planned Development District to construct a multi-family housing complex at E. 54th St. and S. Dubuque Ave. Legal Description: To be platted as Lot 1B, Block 1, Brooks Crossing Addition, Minnehaha County.

For: Meredith Larson, Nick Sershen, Denny Pierson, Steve Gaspar, Ken Dunlap, Darla Erb, 6. Against: 0.  
Motion Passed

Meredith added additional stipulations in his motion.

MOVED TO REGULAR AGENDA

10. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY BY AMENDING BOARD OF ADJUSTMENT PUBLIC NOTICE.  
Recommendation Approval

REGULAR AGENDA APPROVAL

11. 2011-11-08: REZONE from the I-1, Light Industrial District to the I-2, Heavy Industrial District for allowed uses at 1701 E. 54th St. N.  
Legal Description: Tract 4 (Ex. The E 367.54 of the S 328.5') Harris Addition, and Tract 5, Harris Addition to the SW 1/4 of Section 34-102-49, Minnehaha County  
Recommendation Approval

A motion was made by Commissioner Nick Sershen and seconded by Commissioner Steve Gaspar to approve 11. 2011-11-08: REZONE from the I-1, Light Industrial District to the I-2, Heavy Industrial District for allowed uses at 1701 E. 54th St. N. Legal Description: Tract 4 (Ex. The E 367.54 of the S 328.5') Harris Addition, and Tract 5, Harris Addition to the SW 1/4 of Section 34-102-49, Minnehaha County.

For: Meredith Larson, Nick Sershen, Denny Pierson, Steve Gaspar, Ken Dunlap, Darla Erb, 6. Against: 0.

Motion Passed

12. 2011-12-06: REZONE from the RA-2, Residential District to the Giggleebee's Redevelopment Planned Development District to allow multi-family residential at East side of Spring Ave. between 13th & 14th Sts.  
Legal Description: Lots 1-5, Block 2, Grigsby's Addition, Minnehaha County  
Recommendation Approval

A motion was made by Commissioner Ken Dunlap and seconded by Commissioner Meredith Larson to approve 12. 2011-12-06: REZONE from the RA-2, Residential District to the Giggleebee's Redevelopment Planned Development District to allow multi-family residential at East side of Spring Ave. between 13th & 14th Sts.  
Legal Description: Lots 1-5, Block 2, Grigsby's Addition, Minnehaha County.

For: Meredith Larson, Nick Sershen, Denny Pierson, Steve Gaspar, Ken Dunlap, Darla Erb, 6. Against: 0.  
Motion Passed

13. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE PROJECT BOUNDARY FOR TAX INCREMENT FINANCE DISTRICT #14.  
Recommendation Approval

A motion was made by Commissioner Meredith Larson and seconded by Commissioner Ken Dunlap to approve 13. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE PROJECT BOUNDARY FOR TAX INCREMENT FINANCE DISTRICT #14.

For: Meredith Larson, Nick Sershen, Denny Pierson, Steve Gaspar, Ken Dunlap, Darla Erb, 6. Against: 0.  
Motion Passed

14. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE PROJECT PLAN FOR TAX INCREMENT FINANCE DISTRICT #14.  
Recommendation Approval

A motion was made by Commissioner Ken Dunlap and seconded by Commissioner Denny Pierson to set a date 14. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE PROJECT PLAN FOR TAX INCREMENT FINANCE DISTRICT #14.

For: Meredith Larson, Nick Sershen, Denny Pierson, Steve Gaspar, Ken Dunlap, Darla Erb, 6. Against: 0.  
Motion Passed

15. ELECTION OF OFFICERS.

A motion was made by Commissioner Nick Sershen and seconded by Commissioner Meredith Larson to approve 15. ELECTION OF OFFICERS.

For: Meredith Larson, Nick Sershen, Andi Anderson, Denny Pierson, Steve Gaspar, Lynnette Olson, Ken Dunlap, Darla Erb, 8. Against: 0.  
Motion Passed

Nick nominated Ken Dunlap as Chair and Meredith Larson as Vice Chair.

#### ADJOURNMENT

A motion was made by Commissioner Steve Gaspar and seconded by Commissioner Denny Pierson to adjourn ADJOURNMENT.

For: Meredith Larson, Nick Sershen, Denny Pierson, Steve Gaspar, Ken Dunlap, Darla Erb, 6. Against: 0.  
Motion Passed

Meeting adjourned at 8:35 PM