

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

ROLL CALL

Members Present:

Planning Commissioner Meredith Larson
Planning Commissioner Nick Sershen
Planning Commissioner Andi Anderson
Planning Commissioner Denny Pierson
Planning Commissioner Jessie Schmidt
Planning Commissioner Steve Gaspar
Planning Commissioner Darla Erb

Members Absent:

Planning Commissioner Ken Dunlap

CONSENT AGENDA

1. APPROVAL OF FEBRUARY 1, 2012 MINUTES OF REGULAR MEETING.

2. PLATS

3. 2012-01-16: REZONE from the Roosevelt Park Planned Development District, and the RD and RS-2, Residential Districts to the RC, Recreation/Conservation District and the RS-2, and RD, Residential Districts for allowed uses at East side of Ellis Road between 26th Street and 41st Street.
Legal Description: A portion of the SW 1/4 NW 1/4 and the NW 1/4 SW 1/4 of Section 27-101-50, Minnehaha County (as shown by exhibit)
Recommendation Approval

4. 2012-02-01: REZONE from the RA-2, Residential District and the C-2, General Commercial District to Subarea B of the Giggleebee's Redevelopment Planned Development District for allowed uses at 501-519 S. Minnesota Avenue.
Legal Description: Lot 5 (Exc. N 37.5'), Lot 6, Lot 7 (Exc. Lot H-1) Lots 8-12 & the dedicated alley, Block 2, Grigsbys Addition, Minnehaha County
Recommendation Approval

5. 2012-02-10: REZONE from the RS-2, Residential District and the RC, Recreation/Conservation District to the RS-2, Residential District and the RC, Recreation/Conservation District for minor boundary adjustments at S. Western Ave. and County Road 106.
Legal Description: Tract 2 and Tract 3 of the SE 1/4 Section 21-100-50, Lincoln County (as shown by exhibit)
Recommendation Approval

7. 2012-02-07: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow development of a site greater than one acre in size at 1400 N. Cliff Avenue.
Legal Description: Block 13, Forest Hill Addition, inc. W 1/2 of vacated Sherman Avenue abutting thereof, and except Lot H1 of Lot 7, and except the S. 7' of Lots 6 & 7, and excepting therefrom Tract 3, Forest Hill Addition; all in Minnehaha County

Recommendation Approval

8. 2012-02-13: CONDITIONAL USE PERMIT in the O, Office District to build a four-unit residential building with residential units located on the first floor at E. 53rd Street and S. Banyan Avenue.
Legal Description: Lot 3, Block 17, Prairie Gardens
Addition, Minnehaha County
Recommendation Approval

9. 2012-02-09: FINAL DEVELOPMENT PLAN in Subarea A of the Giggleebee's Redevelopment Planned Development District to construct an apartment building at SE Corner of S. Spring Ave. and W. 13th Street
Legal Description: Lots 1-4, Lot 5 (Except the S. 12.5"), Block 2, Grigsby's Addition, Minnehaha County
Recommendation Approval

10. 2012-02-06: MINOR AMENDMENT in Sub. D of the Meadows on the River Planned Development District to allow expansion of a full-service restaurant at 2600 S. Louise Avenue.
Legal Description: Lot 9C, except E-1 of River Market
Addition, Minnehaha County
Recommendation Approval

11. 2012-01-08: FINAL DEVELOPMENT PLAN in Subarea D, Westwood Valley Planned Development District to allow construction of office and personal storage units at 2201 S. Ellis Road.
Legal Description: Part of Tract A, Westwood Valley
Addition, Minnehaha County
Recommendation Approval

CONSENT AGENDA APPROVAL

A motion was made by Commissioner Nick Sershen and seconded by Commissioner Denny Pierson to approve CONSENT AGENDA.

For: Nick Sershen, Andi Anderson, Denny Pierson, Jessie Schmidt, Steve Gaspar, Darla Erb, 6. Against: 0.
Motion Passed

REGULAR AGENDA APPROVAL

A motion was made by Commissioner Nick Sershen and seconded by Commissioner Denny Pierson to approve with Item 6 moved to the REGULAR AGENDA.

For: Nick Sershen, Andi Anderson, Denny Pierson, Jessie Schmidt, Steve Gaspar, Darla Erb, 6. Against: 0.
Motion Passed

6. 2012-02-05: CONDITIONAL USE PERMIT in the RS-1, Residential District to

allow a day care center (after school / summer program) at 4800 S. Tomar Road.

Legal Description: Lot 1, Block 12, Donhill Estates
Addition, Lincoln County
Recommendation Approval

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

For: Nick Sershen, Andi Anderson, Denny Pierson, Jessie Schmidt, Steve Gaspar, Darla Erb, 6. Against: 0.
Motion Passed

12. 2012-02-02: REZONE from the River Run Planned Development District to the C-2, General Commercial District for allowed uses at 4101 W. 12th Street.
Legal Description: Tract 5, except section line right-of-way, except east 100' and except Lot H-1, County Auditor's Subdivision in the NE 1/4 of Section 24-101-50; Tract L1, River Run Addition; vacated 13th Street lying adjacent thereto; and Tract W, River Run Addition; all in Minnehaha County
Recommendation Approval

A motion was made by Commissioner Nick Sershen and seconded by Commissioner Andi Anderson to approve ITEM 12.

For: Nick Sershen, Andi Anderson, Denny Pierson, Jessie Schmidt, Steve Gaspar, Darla Erb, 6. Against: 0.
Motion Passed

13. 2012-02-08: REZONE from the O, Office District to Subarea D of the Avera McKennan Planned Development District for allowed uses at 1201 E. 21st St.
Legal Description: Lots 8-12, Norlin Subdivision, Minnehaha County
Recommendation Approval

A motion was made by Commissioner Steve Gaspar and seconded by Commissioner Denny Pierson to approve ITEM 13.

For: Nick Sershen, Andi Anderson, Denny Pierson, Jessie Schmidt, Steve Gaspar, 5. Against: 0. Darla Erb stepped down for this Item.
Motion Passed

14. 2012-02-11: REZONE from the I-1, Light Industrial District and the RC, Recreation/Conservation District to the I-1, Light Industrial District and the RC, Recreation/Conservation District for allowed uses at 3500 E. Rice Street.
Legal Description: Uplatted land in the NE 1/4 of Section 11-101-49, lying NW of Rice Street and SE of the Big Sioux River, Minnehaha County (as shown by exhibit)

Recommendation Approval

A motion was made by Commissioner Darla Erb and seconded by Commissioner Jessie Schmidt to approve ITEM 14.

For: Nick Sershen, Andi Anderson, Denny Pierson, Jessie Schmidt, Steve Gaspar, Darla Erb, 6. Against: 0.

Motion Passed

15. 2012-02-12: REZONE from the C-4, Planned Commercial District; O, Office District, RA-1, RD, and RS-2, Residential District; and the RC, Recreation Conservation Districts to the C-4, Planned Commercial District; O, Office District; RA-1 and RD, Residential Districts and the RC, Recreation Conservation District for allowed uses and boundary adjustments at NE Corner of the S. Minnesota Ave. and W. 85th Street.

Legal Description: A portion of the S1/2 SW1/4 of Section 14-100-49 and Section 14-100-50, Lincoln County (as shown by exhibit)

Recommendation Approval

Motion to Defer by Commissioner Denny Pierson died for lack of second.

A motion was made by Commissioner Jessie Schmidt and seconded by Commissioner Andi Anderson to approve ITEM 15.

For: Nick Sershen, Andi Anderson, Jessie Schmidt, Steve Gaspar, Darla Erb, 5. Against: Denny Pierson, 1.

Motion Passed

19. 2012-02-03: FINAL DEVELOPMENT PLAN and MINOR AMENDMENT in Subarea C of the Whisper Ridge Planned Development District to construct 116 residential units in 12 buildings and reduce the rear yard setback from 25' to 14' on 4-plex and 5-plex buildings at S. Southeastern Avenue & Whisper Trail.

Legal Description: Lots 6-14, 17, 18, and 21, Block 18; Whisper Ridge Addition, Lincoln County

Recommendation Approval

A motion was made by Commissioner Steve Gaspar and seconded by Commissioner Darla Erb to APPROVE ITEM 19 W/CONDITIONS.

For: Nick Sershen, Andi Anderson, Denny Pierson, Jessie Schmidt, Steve Gaspar, Darla Erb, 6. Against: 0.

Motion Passed

16. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD APPROVING THE PROJECT BOUNDARY FOR TAX INCREMENT FINANCE DISTRICT #15.

Legal Description: SW1/4 W OF RIVER (EX HALL'S TRS 1 & 2 & EX LOT E-1 CAS & EX SANFORD SPORTS COMPLEX ADDN in Section 32-102-49 and TR 1 HALL'S ADDN in the SE 1/4 of Section 31-102-49 and HALL'S TR 2 (EX LOT E-10 & EX AIRPORT 5TH ADDN) in the SW ... of Section 32-102-49 and a portion of the SE 1/4 (EX TR 2 HALL'S ADDN & EX H-1 & EX N925 W942 LYING E

OF LOT H1 & EX N450 E482 W1424LYING E OF LOT H1 & EX SANFORDSPORTS COMPLEX ADDN) in Section 31-102-49; and Lots 2 & 3, Block 1, Sanford Sports Complex Addition, all properties being located within Minnehaha County
Recommendation Approval

A motion was made by Commissioner Nick Sershen and seconded by Commissioner Darla Erb to approve 16.

For: Nick Sershen, Andi Anderson, Denny Pierson, Jessie Schmidt, Steve Gaspar, Darla Erb, 6. Against: 0.
Motion Passed

17. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD APPROVING THE PROJECT PLAN FOR TAX INCREMENT FINANCE DISTRICT #15.

Legal Description: SW1/4 W OF RIVER (EX HALL'S TRS 1 & 2 & EX LOT E-1 CAS & EX SANFORD SPORTS COMPLEX ADDN in Section 32-102-49 and TR 1 HALL'S ADDN in the SE 1/4 of Section 31-102-49 and HALL'S TR 2 (EX LOT E-10 & EX AIRPORT 5TH ADDN) in the SW ... of Section 32-102-49 and a portion of the SE 1/4 (EX TR 2 HALL'S ADDN & EX H-1 & EX N925 W942 LYING E OF LOT H1 & EX N450 E482 W1424LYING E OF LOT H1 & EX SANFORDSPORTS COMPLEX ADDN) in Section 31-102-49; and Lots 2 & 3, Block 1, Sanford Sports Complex Addition, all properties being located within Minnehaha County
Recommendation Approval

A motion was made by Commissioner Jessie Schmidt and seconded by Commissioner Nick Sershen to approve ITEM 17.

For: Nick Sershen, Andi Anderson, Denny Pierson, Jessie Schmidt, Steve Gaspar, Darla Erb, 6. Against: 0.
Motion Passed

18. INFORMATIONAL: SUSTAINABILITY MASTER PLAN

ADJOURNMENT

A motion was made by Commissioner Nick Sershen and seconded by Commissioner Steve Gaspar to adjourn ADJOURNMENT.

For: Nick Sershen, Andi Anderson, Denny Pierson, Jessie Schmidt, Steve Gaspar, Darla Erb, 6. Against: 0.
Motion Passed