

City Planning Commission

Minutes

Carnegie Town Hall, 235 West 10th Street

Wednesday, May 2, 2012 at 7:00 PM

ROLL CALL

Members Present:

Planning Commissioner Ken Dunlap  
Planning Commissioner Nick Sershen  
Planning Commissioner Denny Pierson  
Planning Commissioner Steve Gasper  
Planning Commissioner Darla Erb  
Planning Commissioner Andi Anderson  
Planning Commissioner Diane DeKoeyer

Members Absent:

Meredith Larson  
Jessie Schmidt

CONSENT AGENDA

(Commissioners Gaspar and DeKoeyer stepped down)

ITEMS 1-14 APPROVED, 4-0 with Items 4 & 7 moved to the Regular Agenda

1. APPROVAL OF APRIL 4, 2012 MINUTES OF REGULAR MEETING.

APPROVED 4-0

2. PLATS

APPROVED 4-0

3. 2012-02-14: REZONE from the RC, Recreation/Conservation District to Subarea A of the Sanford Sports Complex Planned Development District for allowed uses at N Bobhalla Dr. & W. Benson Rd.

Legal Description: Lot 4, Block 1, Sanford Sports Complex Addition, Minnehaha County

APPROVED 4-0

5. 2012-03-07: CONDITIONAL USE PERMIT in the RD, Residential District to allow a four unit residential building at E. 45th St. & S. Outfield Ave.

Legal Description: Lot 5, Block 5, Diamond Field Estates, Minnehaha County

APPROVED 4-0

6. 2012-03-20: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a day care center at 1300 E. 10th St.

Legal Description: Lot 1 (Ex W 3'), lots 2-3 and E 88' of Lots 7-9 (Ex. H-1, H-2 & H-3) and all lots 10-12, Block 1, Hillside Addition, Minnehaha County

APPROVED with Conditions, 4-0.

1. Signs installed for drop-off areas.

2. Establishment of a dedicated play area, with the final location to be reviewed by the Planning Office.

8. 2012-04-08: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a retail building expansion of over 15,000 square feet at W. 41st St. & S. Western Ave.

Legal Description: Lot 1, lying N of S Property Line of Lots 4 & 5, and all Lots 2-4, & E. 33.04' S756.5' of Lot 7 (ex Ste. 1 Western Mall Condominiums), Western Mall Subdivision, Minnehaha County

APPROVED 4-0

9. 2012-04-09: CONDITIONAL USE PERMIT in the RD, Residential District to construct two three unit residential buildings at W. 53rd St. & Tea-Ellis Rd.  
Legal Description: To be platted as Lots 1A & 1B, Block 13, Southern Vistas Addition, Minnehaha County

APPROVED with Conditions, 4-0.

1. Plat lot sizes that meet minimum size and setbacks required for the proposed building plans prior to obtaining a building permit.
2. Living ground cover is required between driveways.
3. For three units on one lot, plant one tree in the front yard setback for every 50 of street frontage.

10. 2012-04-03: FINAL DEVELOPMENT PLAN in Subarea A of the Dan Dugan Planned Development District to construct a warehouse at 1401 W. 44th Place.  
Legal Description: Lot C, Block 1, Southern 2nd Addition, Minnehaha County

APPROVED with Conditions, 4-0.

1. Provide trash enclosure per Zoning Ordinance.
2. On Site drainage detention is to be outside of required landscaped area.

11. 2012-04-05: FINAL DEVELOPMENT PLAN and MINOR AMENDMENT in Subarea A of the Prairie Meadows Planned Development District to construct a restaurant and allow a flat roof at SW Corner of 69th St. & S. Minnesota Ave.  
Legal Description: Lot 4, Block 8, Prairie Meadows 2nd Addition, Lincoln County  
APPROVED 4-0

12. 2012-04-07: MINOR AMENDMENT to the original Final Development Plan in Subarea B of the Village at Heather Ridge Planned Development District to remove drive thru lane at 6100 S. Old Village Pl.  
Legal Description: Tract 2, Village at Heather Ridge Addition, Lincoln County

APPROVED with Conditions, 4-0.

1. Access permit approved by Traffic Engineering prior to building permit.

13. 2012-03-16: PRELIMINARY SUBDIVISION PLAN for the Dakota Crossing Addition in the C-4, O, RA-1, RC, RD and RS-2 Districts for a multiple use subdivision at NE Corner of W. 85th St. and S. Minnesota Ave.  
Legal Description: S 1/2 of the SW 1/4 (Except Tract 1 Springdale Addition and except Lot H-1), Section 14-100-50, Lincoln County

APPROVED with Conditions, 4-0.

1. Phase one shall indicate alignment and timeline for Secondary Fire Access Route.
2. Access to 85th Street, and minimum improvements (if any) shall be determined prior to submitting final plans.

14. 2012-04-04: PRELIMINARY SUBDIVISION PLAN in the RS-2, Residential District to develop a future educational and civic institutional area 1/2 Mile West of Maple St. and Marion Rd.  
Legal Description: NE 1/4 NE 1/4 Section 11 -101-50, Minnehaha County

APPROVED with Conditions, 4-0.

1. Access to W. Maple Street, and minimum improvements (if any) shall be determined prior to submitting development engineering plans.

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

4. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY BY ADDITION COMMUNITY GARDENS AS A PERMITTED LAND USE IN ALL ZONING DISTRICTS OF APPENDIX B, THE ZONING ORDINANCE APPROVED, 6-0
7. 2012-04-01: SPECIAL USE PERMIT in Subarea E of the Marion Place Planned Development District to allow off-sale alcohol within 500 feet of a school at SW Corner of W. 26th St. & S. Edna Ave.  
Legal Description: Lot 2, Schwartz Addition, Minnehaha County

APPROVED with Conditions, 6-0.

- 1.No external advertising of alcohol or tobacco products on the north, east or west sides of the building facing the church and school.
2. A Security Management Plan must be approved by the Sioux Falls Police Department.

15. 2012-03-17: CONDITIONAL USE PERMIT in the RD, Residential District to allow construction of townhome buildings at NE Corner of W. 85th St. & S. Minnesota Ave.  
Legal Description: To be platted as Lots 1-7, Block 3; Lots 1-4, Block 5; Lots 11-17, Block 4, Dakota Crossings Addition, Lincoln County

APPROVED with Conditions, 6-0.

- 1.Secondary and remote access is required after 30 units of one or two-family dwellings. The same access standard is required after 100 units in multifamily dwellings.
2. Plat lot sizes that meet minimum size and setbacks required for the proposed building plans prior to obtaining a building permit.

16. 2012-04-02: CONDITIONAL USE PERMIT in the C-2, General Commercial District to construct a mini-storage facility at 1705 E. Rice St.  
Legal Description: Lot A (Except Tr 1) Steinholtz & Thaler Addition, Minnehaha County

APPROVED with Conditions, 6-0.

- 1.The screen fence on the south property line shall be composed of wood or other materials providing a full screen.
2. Building finishes are to be factory applied, earth tone colors.

17. 2012-04-06: CONDITIONAL USE PERMIT in the C-2, General Commercial District to construct a mini-storage storage facility at 401 N. Marion Rd.  
Legal Description: Tract A, Block 1, Pine Meadows 5th Addition, Minnehaha County  
Recommendation Approval

APPROVED with Conditions, 6-0.

- 1.Construct public sidewalk along N. Marion Road.
2. Building finishes are to be factory applied, earth tone colors.

ADJOURNMENT