

City Planning Commission

Minutes

Carnegie Town Hall, 235 West 10th Street

Wednesday, June 6, 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  
Planning Commissioner Ken Dunlap

Members Absent:

CONSENT AGENDA

ITEMS 1 & 2, AND 5-13 APPROVED, 8-0, AND MOVING ITEMS 3, 4 AND 14 TO REGULAR AGENDA

ITEMS 18 & 19 ON THE REGULAR AGENDA ARE DEFERRED

1. APPROVAL OF May 2, 2012 MINUTES OF REGULAR MEETING.

APPROVED, 8-0

2. PLATS

APPROVED, 8-0

3. 2012-05-01: REZONE RS-2, Residential District to S, Institutional District for allowed uses at 1826 S. Grange Avenue.  
Legal Description: Lots 10 and 11, Block 8, University Addition, Minnehaha County  
Recommendation Approval

MOVED TO REGULAR AGENDA

4. 2012-05-02: REZONE RS-2, Residential District to S, Institutional District for allowed uses at 1904 S. Grange Avenue.  
Legal Description: Dennis Subdivision, Blocks 9, 10, 23, 24; Lot 16, Block 9, University Addition, Minnehaha Couhnty  
Recommendation Approval

MOVED TO REGULAR AGENDA

5. 2012-05-09: MAJOR AMENDMENT to Subarea A, Willow Run Planned Development District to expand Subarea Boundaries for future single and multi-family residential subdivision and development at 8000 E. Hwy 42.  
Legal Description: Tract 3, Willow Run Addition, Minnehaha County  
Recommendation Approval

APPROVED, 8-0

6. 2012-05-14: MAJOR AMENDMENT to Subareas A & B of the Sanford Sports Complex Planned Development District to add additional land uses as permitted uses in the district at N. Bobhalla Dr. & W. Benson Rd.  
Legal Description: Lots 4, 6, & 10, Block 1, Sanford Sports Complex Addition; A portion of the SE 1/4 SE 1/4 Section 31-102-49; a portion of the SW 1/4 SE 1/4, Section 31-102-49; a portion of the NW 1/4 SE 1/4 Section 31-102-49; a portion of the NE 1/4 SE 1/4, Section 31-102-49; all in Minnehaha County  
Recommendation Approval

APPROVED, 8-0

7. 2012-04-10: CONDITIONAL USE PERMIT in the I-2, General Industrial District To allow expansion of outdoor storage for Vander Hagg s, Inc. truck salvage 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

APPROVED, 8-0 SUBJECT TO THE FOLLOWING CONDITION:

1. Required public sidewalk along N. Jessica Avenue may be shown on the site plan as coinciding with public street right-of-way improvements.

8. 2012-05-08: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow expansion of a non-conforming use at 218 S. Summit Avenue.  
Legal Description: Lot 14, Block 17, Bennett's 1st Addition, Minnehaha County  
Recommendation Approval

APPROVED, 8-0

9. 2012-05-11: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow an on-sale alcohol establishment at 2313 W. 12th St.  
Legal Description: Lots 1-4 (Ex. H-1 & S-1), Block 2, Beverly Gardens Addition, Minnehaha County  
Recommendation Approval

APPROVED, 8-0 WITH THE FOLLOWING CONDITION:

1. A security management plan shall be submitted to, and approved by, the Sioux Falls Police Department.

10. 2012-05-12: CONDITIONAL USE PERMIT in the S, Institutional District to allow a boarding house at 2020 S. Summit Ave.  
Legal Description: Lots 16-18, Block 20, University Addition,  
Minnehaha County  
Recommendation Approval

APPROVED, 8-0 WITH THE FOLLOWING CONDITION:

1. Approval for Southeastern Behavioral Health only with submitted documentation. Changes to site plans or responsible organizations will require a new Conditional Use Permit.

11. 2012-05-15: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow development of a site greater than an acre at 500 S. Foss Ave.  
Legal Description: Tract 1A (Ex. Lot H1) Dawley 2nd Addition,  
Minnehaha County  
Recommendation Approval

APPROVED, 8-0

12. 2012-05-19: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicle sales and display at 2609 E. 10th St.  
Legal Description: Lot 84, County Auditors Subdivision, SE 1/  
4 Section 15-101-49, Minnehaha County  
Recommendation Approval

APPROVED, 8-0 WITH THE FOLLOWING CONDITIONS:

1. A revised site plan drawn to scale is required to show existing and required front yard setbacks and the dimensioned locations of parking required by Zoning Ordinance.
2. Establish a minimum front yard setback line of ten feet along S. Blaine Avenue by means of anchored concrete wheel stops.
3. Parking of vehicles or other objects more than three feet high in the driveway safety zone is not allowed.

13. 2012-05-10: MINOR AMENDMENT in Subarea V of the Platinum Valley Planned Development District to reduce the required rear-yard setback from 30' to 25' at 3531 & 3535 W. 91st Pl.  
Legal Description: Lots 17 & 18, Block 9, Platinum Valley  
III Addition, Lincoln County  
Recommendation Approval

APPROVED, 8-0

14. 2012-05-13: DESIGN REVIEW in the Downtown Design Review District to construct a 5-story hotel at 200 Block of E. 8th St.  
Legal Description: To be platted as: Lot 1 & 2, Block 1, Lumber  
Exchange Addition III; Lot 1, Block 1, Lumber Exchange Addition II;  
Minnehaha County  
Recommendation Approval

MOVED TO REGULAR AGENDA

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

3. 2012-05-01: REZONE RS-2, Residential District to S, Institutional District for allowed uses at 1826 S. Grange Avenue.  
Legal Description: Lots 10 and 11, Block 8, University Addition, Minnehaha County  
Recommendation Approval

APPROVED, 8-0

4. 2012-05-02: REZONE RS-2, Residential District to S, Institutional District for allowed uses at 1904 S. Grange Avenue.  
Legal Description: Dennis Subdivision, Blocks 9, 10, 23, 24; Lot 16, Block 9, University Addition, Minnehaha Couhnty  
Recommendation Approval

APPROVED, 8-0

14. 2012-05-13: DESIGN REVIEW in the Downtown Design Review District to construct a 5-story hotel at 200 Block of E. 8th St.  
Legal Description: To be platted as: Lot 1 & 2, Block 1, Lumber Exchange Addition III; Lot 1, Block 1, Lumber Exchange Addition II; Minnehaha County  
Recommendation Approval

APPROVED, 8-0

15. 2012-05-06: REZONE from the RC, Recreation/Conservation, the RA-2, Residential, and the I-1, Light Industrial Districts to the C-4, Planned Commercial, the RC, Recreation/Conservation and the RA-2, Residential Districts for allowed uses at 3400 S. Grange Ave.  
Legal Description: Tract 1, Block 2, Williams Addition, Minnehaha County  
Recommendation Approval

APPROVED, 8-0

16. 2012-05-07: PRELIMINARY SUBDIVISION PLAN for Williams Addition, a multiple use subdivision at 3400 S. Grange Avenue.  
Legal Description: Tract 1, Block 2, Williams Addition, Minnehaha County  
Recommendation Approval

APPROVED, 8-0 (GOES TO COUNCIL WITH ITEM 15 AT 2nd READING)

17. 2012-05-18: REZONE from the RS-1, Residential District to the C-4, Planned Commercial District for allowed uses at W. 57th St. & S. Old Yankton Trl.  
Legal Description: West Old Yankton Circle located in Government Lot 1, NE 1/4 Section 9-100-50; That portion of Lot H-2, Government Lots 1 & 2, Section 9-100-50; the W 1/2 of the unnamed road lying adjacent to Lots 5 & 6, Tract 1, Peterson's Subdivision, part of Government Lot 1, Section 9-100-50; Lots 1-6, Tact 1, Peterson's Subdivision; Lot 1A, Ideker Addition, & S 177' CAS Tract 1. Government Lot 1 (Ex Lot E-1) NE 1/4 Section 9-100-50; and Lot 1 E-1, Ideker Addition & Lot E-1, CAS Tract 1, Government Lot 1 NE 1/4 Section 9-100-50; all in Lincoln County (as shown by exhibit)  
Recommendation Approval

APPROVED, 8-0

18. 2012-05-16: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow motor vehicle repair and sales at 300 S. Marion Rd & 5212 W. 12th St.  
Legal Description: Lot 16, Block 4, Industrial Subdivision; Tract 1 (Ex. S 7' Road & Ex. E. 75') CAS SW 1/4 SW 1/4 Section 13-101-50, Minnehaha County  
Recommendation Deferral

DEFERRED, 8-0

19. 2012-05-17: CONDITIONAL USE PERMIT in the 1-2, Heavy Industrial District to all a recycling processing facility at 920 & 1110 N. Weber Ave.  
Legal Description: Tract 3, (Ex. Lots 2-5 & Ex. N American Car Company Addition) S of McClellan St. & E. of Weber Avenue (Ex. That portion of Tract 3 Lying N of County Auditor's Subdivision Lot 3), Minnehaha County  
Recommendation Deferral

DEFERRED, 8-0

ADJOURNMENT