

City Planning Commission
Minutes
Carnegie Town Hall, 235 West 10th Street
Wednesday, July 11, 2012 at 7:00 PM

ROLL CALL

Members Present:

Planning Commissioner Meredith Larson
Planning Commissioner Nick Sershen
Planning Commissioner Andi Anderson
Planning Commissioner Diane Dekoeyer
Planning Commissioner Jessie Schmidt
Planning Commissioner Steve Gaspar
Planning Commissioner Darla Erb
Planning Commissioner Ken Dunlap

Members Absent:

Denny Pierson

CONSENT AGENDA

ITEMS 1-10 AND ITEMS 13-17 APPROVED 7-0 WITH ITEMS 11 AND 12 MOVED TO THE REGULAR AGENDA

1. APPROVAL OF JUNE 6, 2012, MINUTES OF REGULAR MEETING.

APPROVED 6-0

2. PLATS

APPROVED 6-0

3. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, REPEALING SUBSECTION 4 OF CHAPTER 15.59.306 OF APPENDIX B OF THE ZONING ORDINANCE OF SAID CITY
Recommendation Approval

APPROVED 6-0

4. 2012-05-20: REZONE RS-2, Residential District to the RC, Recreation/Conservation District for allowed uses at S. Southeastern Avenue and E. Stoney Brook Trail
Legal Description: A Portion of Tract 2, Six Hayes Addition in Government Lot 6, Section 7-100-49, Lincoln County by exhibit
Recommendation Approval

APPROVED 6-0

5. 2012-05-21: REZONE C-2, General Commercial District to RD, Residential District to reflect existing use at 105 S. Blauvelt Avenue
Legal Description: Lot 10, Block 4, Phillips Addition to East Sioux falls, Minnehaha County
Recommendation Approval

APPROVED 6-0

6. 2012-06-05: REZONE C-4, Planned Commercial District to the I-1, Light Industrial District for allowed uses at 5204 and 5208 S. Loop Place
Legal Description: Lots 4 & 5, Block 1, Bend Addition, Lincoln County
Recommendation Approval

APPROVED 6-0

7. 2012-06-07: REZONE I-1, Light Industrial District to the RS-2, Residential District to reflect existing use at 2003 N. Wayland Avenue
Legal Description: Lot 1, Tract 2, of the NW1/4 Section 10-101-49, Minnehaha County
Recommendation Approval

APPROVED 6-0

8. 2012-06-10: REZONE AG, Agricultural District to the Avera Planned Development District for future corporate campus at W. 69th Street and S. Louise Avenue
Legal Description: NW1/4 Section 16-100-50, Except Lots H-1, H-2 and Tract Aof Prairie View Addition, Lincoln County, by exhibit
Recommendation Approval

APPROVED 6-0

9. 2012-05-23: MAJOR AMENDMENT to Subareas A, B and C, Foss Fields Planned Development District to revise the Initial Development Plan at E. 6th Street and N. Powderhouse Road (SD Hwy 100)
Legal Description: S370' SE1/4 NE1/4 and N1076' NE1/4 SE1/4 Section 13-101-49, Minnehaha County, by exhibit
Recommendation Approval

APPROVED 6-0

10. 2012-05-22: PRELIMINARY SUBDIVISION PLAN for Foss Fields Addition
Legal Description: 370' SE1/4 NE1/4 and N1076' NE1/4 SE1/4 Section 13-101-49, Minnehaha County
Recommendation Approval

APPROVED 6-0

11. 2012-04-12: CONDITIONAL USE PERMIT in the S, Institutional District to allow student housing at 1904 S. Grange Avenue
Legal Description: Dennis Subdivision, Blocks 9, 10, 23, 24; Lot 16, Block 9, University Addition, Minnehaha County
Recommendation Approval

A motion was made by Commissioner Darla Erb and seconded by Commissioner Andi Anderson to approve 11.

For: Meredith Larson, Nick Sershen, Andi Anderson, Jessie Schmidt, Steve Gaspar, Darla Erb, Diane Dekoeyer, 7. Against: 0.
Motion Passed

12. 2012-04-13: CONDITIONAL USE PERMIT in the S, Institutional District to allow student housing at 1826S. Grange Avenue
Legal Description: Lots 10 and 11, Block 8, University Addition, Minnehaha County
Recommendation Approval

A motion was made by Commissioner Jessie Schmidt and seconded by Commissioner Diane Dekoeyer to approve 12.

For: Meredith Larson, Nick Sershen, Andi Anderson, Jessie Schmidt, Steve

Gaspar, Darla Erb, Diane Dekoeyer, 7. Against: 0.
Motion Passed

13. 2012-06-11: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a day care center at 2011 W. 45th Street
Legal Description: S115.5' N148.5' Block 7 (Ex. E85') Tom Berry's Addition, Minnehaha County
Recommendation Approval

APPROVED 6-0

14. 2012-06-12: CONDITIONAL USE PERMIT in the RD, Residential District to allow construction of 3-plex townhomes at W. Madison Street and N. Valley View Road
Legal Description: Proposed Lots 1-16, Block 27; Lots 1-4, Block 23; Lots 1-7, Block 9; Aspen Heights Addition (A Portion of Lalley Estates Addition Tract 6A), Minnehaha County
Recommendation Approval

APPROVED 6-0

15. 2012-06-16: SPECIAL USE PERMIT in Subarea A, 57th Street West Planned Development District to allow on-sale alcohol at 5023 S. Louise Avenue
Legal Description: Lot 2, Block 2, Rolling Hills Subdivision Addition, Lincoln County
Recommendation Approval

RECOMMENDATION:

Because the application has provided clarity to indicate the location, nature and extent of the work proposed and requires a complete plan check, by zoning and building services, prior to obtaining a building permit, staff recommends approval of the special use permit with the following conditions:

1. A security management plan approved by the Sioux Falls Police Department is required prior to obtaining the alcohol license.
2. Approval for the licensed applicant only.

APPROVED 6-0

16. 2012-06-01: MINOR AMENDMENT to Subarea B, 69th Street and Louise Avenue Planned Development District to increase allowed freestanding sign height from six feet to seventeen feet at 3720 W. 69th Street
Legal Description: Lot 4A, Block 3, Sonler Addition
Recommendation Approval

APPROVED 6-0

17. 2012-06-14: MINOR AMENDMENT to Subarea G, Beadle Greenway Planned Development District to modify parking lot size and surfacing at 406 E. 14th Street
Legal Description: Lot A1, Block 1 G.B.M. Addition, Minnehaha County
Recommendation Approval

Because the subject application conforms to Shape Sioux Falls 2035 and is a part of an approved Final Development Plan for approved uses, staff recommends approval of the Minor Amendment subject to the following:

1. Allow an existing parking area to be leveled with six inches of crushed asphalt for employee parking until the Phase 2 office is built prior to September 1, 2014 and the parking is improved to city standards; after which

time the property will be in violation of this approval and enforcement will commence.

APPROVED 6-0

CONSENT AGENDA APPROVAL

A motion was made by Commissioner Meredith Larson and seconded by Commissioner Jessie Schmidt to approve the Consent Agenda with Items 11 and 12 moved to the Regular Agenda.

For: Meredith Larson, Nick Sershen, Andi Anderson, Jessie Schmidt, Steve Gaspar, Darla Erb, Diane Dekoeyer, 7. Against: 0.
Motion Passed

REGULAR AGENDA APPROVAL

A motion was made by Commissioner Steve Gaspar and seconded by Commissioner Nick Sershen to approve the Regular Agenda.

For: Meredith Larson, Nick Sershen, Andi Anderson, Jessie Schmidt, Steve Gaspar, Darla Erb, Diane Dekoeyer, 7. Against: 0.
Motion Passed

Item 11 was heard at this time, see Item for action taken.

Item 12 was heard at this time, see Item for action taken.

18. 2012-06-03: REZONE O, Office District to the I-1, Light Industrial District for allowed uses at Southwest corner of W. 2nd St. and N. Kiwanis Avenue
Legal Description: Lots 1, 2, 3, 10, 11 & 12 and E1/2 of vacated Hudson Avenue, Block 21, Harrison's Addition, Minnehaha County
Recommendation Approval

A motion was made by Commissioner Meredith Larson and seconded by Commissioner Diane Dekoeyer to approve 18.

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

19. 2012-06-08: REZONE RD, Residential District to the C-2, General Commercial District for allowed uses at 226 W. 41st Street and 233 & 229 W. 40th Street
Legal Description: Lots F, A and E1/2 Lot B, Lot C and W1/2 Lot B
Subdivision Lot 15 of Walkins & McDonalds Plat, Minnehaha County
Recommendation Approval

A motion was made by Commissioner Nick Sershen and seconded by Commissioner Diane Dekoeyer to approve 19.

For: Meredith Larson, Nick Sershen, Andi Anderson, Jessie Schmidt, Steve

Gaspar, Darla Erb, Diane Dekoeyer, 7. Against: 0.
Motion Passed

20. 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

A motion was made by Commissioner Meredith Larson and seconded by Commissioner Jessie Schmidt to defer 20.

For: Meredith Larson, Nick Sershen, Andi Anderson, Jessie Schmidt, Steve Gaspar, Darla Erb, Diane Dekoeyer, 7. Against: 0.
Motion Passed

21. 2012-05-17: CONDITIONAL USE PERMIT in the 1-2, Heavy Industrial District to allow 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 Denial

A motion was made by Commissioner Jessie Schmidt and seconded by Commissioner Darla Erb to withdraw 21.

For: Meredith Larson, Nick Sershen, Andi Anderson, Jessie Schmidt, Steve Gaspar, Darla Erb, Diane Dekoeyer, 7. Against: 0.
Motion Passed

22. 2012-06-04: CONDITIONAL USE PERMIT in the RD, Residential District to allow a day care center playground at 6900 S. Witzke Avenue
Legal Description: Lot 7, Block 21, Platinum Valley Addition, Lincoln County
Recommendation Approval

A motion was made by Commissioner Meredith Larson and seconded by Commissioner Jessie Schmidt to approve 22 with the following conditions:

1. The applicants shall remit their authorization from the city health department.
2. The playground on Lot 7 is accessory to Lot 5B; therefore Lot 7 is not to become a primary use day care center facility.
3. Combine tax parcels for ownership prior to construction of the playground.

For: Meredith Larson, Nick Sershen, Steve Gaspar, Darla Erb, Diane Dekoeyer, 5. Against: Andi Anderson, Jessie Schmidt, 2.
Motion Passed

23. 2012-06-13: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicle sales and service at 601 W. 10th Street

Legal Description: Lots 1 & 2, Block 17, Bennett's 1st Addition,
Minnehaha County
Recommendation Approval

A motion was made by Commissioner Darla Erb and seconded by Commissioner Andi Anderson to approve 23 with the following conditions:

1. No more than 10 vehicles to be displayed on site at any one time. No parking allowed within the 10 foot required setbacks or in the intersection safety zone.
2. No sales and display vehicle parking allowed on W. 10th St.
3. No vacuuming or detailing of vehicles outdoors.
4. Per city inspection, any findings of auto repair or auto body on site will initiate a revocation hearing of the conditional use.
5. Replacement of dead trees per landscape inspection of the approved site plan to be completed by August 31, 2012.
6. Move existing bumper blocks outside of the required front-yard setback.

For: Meredith Larson, Nick Sershen, Andi Anderson, Jessie Schmidt, Steve Gaspar, Darla Erb, Diane Dekoeyer, 7. Against: 0.
Motion Passed

24. 2012-05-24: MINOR AMENDMENT to Subarea B, Summerhill South Planned Development District to reduce corner front yard setback from 20' to 18.5' at 4201 & 4203 E. Brookline Drive
Legal Description: Lots 1A & 1B, Block 19, Summer Hill South Addition, Minnehaha County
Recommendation Approval

A motion was made by Commissioner Nick Sershen and seconded by Commissioner Steve Gaspar to approve 24.

For: Meredith Larson, Nick Sershen, Jessie Schmidt, Steve Gaspar, Darla Erb, Diane Dekoeyer, 6. Against: 0. Andi Anderson was excused from the discussion and the vote on this item.
Motion Passed

25. INFORMATIONAL- THE WHITTIER HEIGHTS CONCERTED PLAN, A CONCERTED REDEVELOPMENT PLAN FOR VACANT AND UNDERDEVELOPED LAND
Recommendation Accept

26. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE PROJECT BOUNDARY FOR TAX INCREMENT FINANCE DISTRICT #16.
Legal Description: Tract 2, except the East 310 , SW ... of Section 10, Township 101 North, Range 49 West; and Tracts 1, 4 and 5, and the abandoned Illinois Central Railroad ROW abutting thereto, NW ... of Section 15, Township 101 North, Range 49 West, Minnehaha County, SD
Recommendation Approval

A motion was made by Commissioner Andi Anderson and seconded by Commissioner Diane Dekoeyer to approve 26.

For: Nick Sershen, Andi Anderson, Jessie Schmidt, Steve Gaspar, Darla Erb, Diane DeKoeyer, 6. Against: 0. Meredith Larson was excused from the discussion and the vote on this item.
Motion Passed

27. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE PROJECT PLAN FOR TAX INCREMENT FINANCE DISTRICT #16.
Legal Description: Tract 2, except the East 310 , SW ... of Section 10, Township 101 North, Range 49 West; and Tracts 1, 4 and 5, and the abandoned Illinois Central Railroad ROW abutting thereto, NW ... of Section 15, Township 101 North, Range 49 West, Minnehaha County, SD
Recommendation Approval

A motion was made by Commissioner Nick Sershen and seconded by Commissioner Steve Gaspar to approve 27.

For: Nick Sershen, Andi Anderson, Jessie Schmidt, Steve Gaspar, Darla Erb, Diane DeKoeyer, 6. Against: 0. Meredith Larson was excused from the discussion and the vote on this item.
Motion Passed

28. 2012-06-15: FINAL DEVELOPMENT PLAN in Subarea A, Sioux Falls Plaza Planned Development District to construct an events center at 1111 N. West Avenue
Legal Description: Lot 6A, Block 2, Sioux Falls Center Addition, Minnehaha County
Recommendation Approval

A motion was made by Commissioner Meredith Larson and seconded by Commissioner Nick Sershen to approve 28.

For: Meredith Larson, Nick Sershen, Andi Anderson, Jessie Schmidt, Steve Gaspar, Darla Erb, Diane Dekoeyer, 7. Against: 0.
Motion Passed

ADJOURNMENT

A motion was made by Commissioner Steve Gaspar and seconded by Commissioner Nick Sershen to adjourn the meeting at 9:15 p.m.

For: Meredith Larson, Nick Sershen, Andi Anderson, Jessie Schmidt, Steve Gaspar, Darla Erb, Diane Dekoeyer, 7. Against: 0.
Motion Passed