

City Planning Commission  
Minutes  
Carnegie Town Hall, 235 West 10th Street  
Wednesday, September 5, 2012 at 7:00 PM

ROLL CALL

Members Present:

Planning Commissioner Meredith Larson  
Planning Commissioner Andi Anderson  
Planning Commissioner Denny Pierson  
Planning Commissioner Jessie Schmidt  
Planning Commissioner Steve Gaspar  
Planning Commissioner Darla Erb  
Planning Commissioner Diane DeKoeper  
Planning Commissioner Ken Dunlap

Members Absent:

Planning Commissioner Nick Sershen

CONSENT AGENDA

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

Approved 7-0

2. PLATS

Approved 7-0

CONSENT AGENDA APPROVAL

3. 2012-07-13 CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow farm implement sales, display and service use at 5204 and 5208 S Loop Place.

Legal Description: Lots 4 and 5, Block 1, Bend Addition, Lincoln County.

Recommendation Approval

Approved 5-0, (Commissioners Meredith Larson and Andi Anderson abstained) with the following conditions:

1. Security management plan approved by the Sioux Falls Police Department;
2. Provide a 6 high screen fence around the perimeter of the heavy equipment storage area;
3. Provide the 34 trees around the perimeter of the heavy equipment storage area as indicated on the submitted site plan. The trees shall be regularly spaced along the perimeter.

4. 2012-07-05 FINAL DEVELOPMENT PLAN in Subarea G Dawley Farm Village Planned Development District to allow for furniture retail trade and service use at SD HWY 100 and SD 42.

Legal Description: A portion of Lot 7, Block 17, Dawley Farm Village Addition, Minnehaha County, by exhibit.

Recommendation Approval

Approved 5-0, (Commissioners Meredith Larson and Andi Anderson abstained) with the following conditions:

1. Prior to the issuance of building permits, a landscape plan will be required to be approved by the Planning Director. The screening of the loading docks to

the west will be a required component of the final landscape plan.

2. Prior to the issuance of building permits, submittal of a letter signed by the chairperson of the Dawley Farm Village Architectural Review Committee accommodating approval to proceed that addresses signage and landscaping for this project.

5. 2012-08-01 CONDITIONAL USE PERMIT for on-sale alcohol establishment in the C-2 General Commercial District at 2009 W 41st Street.  
Legal Description: Block 1 (Ex S232 , H1, H2, H3, & H4) and Block 2 (Ex S 162 & H1, H2) Tom Berry s Addition to Sioux Falls, Minnehaha County.  
Recommendation Approval

Approved 5-0, (Commissioners Meredith Larson and Andi Anderson abstained) with the following conditions:

1. Approved for this applicant and this owner only.

6. 2012-08-06 CONDITIONAL USE PERMIT to allow on-sale alcohol establishment use at 1220 W 41st Street.  
Legal Description: Tracts 1A, 2A, 3A, and 4 Gilrich Addition, Minnehaha County  
Recommendation Approval

Approved 5-0, (Commissioners Meredith Larson and Andi Anderson abstained) with the following conditions:

1. Approved for this applicant and this owner only.  
2. A security management plan approved by the Police Department.

7. 2012-08-02 FINAL DEVELOPMENT PLAN in Subarea G Dawley Farm Village Planned Development District to allow for retail trade and service uses at 901 S Highling Place.  
Legal Description: Lot 6, Block 17, Dawley Farm Village Addition, Minnehaha County.  
Recommendation Approval

Approved 5-0, (Commissioners Meredith Larson and Andi Anderson abstained) with the following conditions:

1. Prior to the issuance of building permits, a landscape plan will be required to be approved by the Planning Director. The screening of the loading docks to the west will be a required component of the final landscape plan.  
2. Prior to the issuance of building permits, submittal of a letter signed by the chairperson of the Dawley Farm Village Architectural Review Committee accommodating approval to proceed that addresses signage and landscaping for this project.

8. 2012 -08-04 FINAL DEVELOPMENT PLAN in Subarea H, Beadle Greenway Planned Development District to allow group home use at 509 S 4th Avenue.  
Legal Description: Lot 11, Block 21, Gale s Sioux Falls Addition, Minnehaha County  
Recommendation Approval

Approved 5-0, (Commissioners Meredith Larson and Andi Anderson abstained)

9. 2012-08-09 FINAL DEVELOPMENT to allow construction of multi-family residential uses in Subarea A, West 57th Street Planned Development District #2 at 4401 W 58th Street.  
Legal Description: Tract 2, Block 2, Pana Addition, Lincoln County  
Recommendation Approval

Approved 5-0, (Commissioners Meredith Larson and Andi Anderson abstained) with the following conditions:

- 1.Plans approved as submitted. Any changes to final design or layout will be required to be reviewed and approved by the Planning Department. Substantial changes may require Planning Commission approval.
- 2.Approval of an updated Master Sign Plan for Subarea A to include the above parcel, before a freestanding sign permit will be issued.

10. 2012-08-19 FINAL DEVELOPMENT PLAN in Subarea C, Sanford Sports Complex Planned Development District to allow hotel use at N Bobhalla Drive and E 51st Street N.  
Legal Description: Lot 1 Block 2 Sanford Sports Complex Addition, Minnehaha County  
Recommendation Approval

Approved 5-0, (Commissioners Meredith Larson and Andi Anderson abstained) with the following conditions:

- 1.Signs to be in conformance with the Signage master plan and approved by Planning Director or representative.
- 2.Landscaping plan to be submitted with building permit and will be approved by Planning Director or representative.

11. 2012-07-14 MINOR AMENDMENT in Subarea F, Prairie Hills South Planned Development District to reduce front yard residential setback from 25 feet to 22 feet at 2408 W Sleigh Creek Circle.  
Legal Description: Lot 12, Block B2, Prairie Hills Addition, Lincoln County  
Recommendation Approval

Approved 5-0, (Commissioners Meredith Larson and Andi Anderson abstained)

12. 2012-08-22 MINOR AMENDMENT in the Sanford Sports Complex for acceptance of a Master Sign Plan and associated sign package.  
Legal Description: Lot 4, Block 1, Sanford Sports Complex Addition  
Recommendation Approval

Approved 5-0, (Commissioners Meredith Larson and Andi Anderson abstained)

13. 2012-08-18 PRELIMINARY SUBDIVISION PLAN for LOAP Addition to allow industrial uses at N Rice Street and E Benson Road.  
Legal Description: Tract 1, LOAP Addition, in SE ... Section 35, T102 N, R49W, Minnehaha County  
Recommendation Approval

Approved 5-0, (Commissioners Meredith Larson and Andi Anderson abstained)

14. 2012-08-05 DESIGN REVIEW DISTRICT APPLICATION in I-229 Design Review District to allow a trash enclosure and utility equipment within the 25' landscape setback at 3101 W 57th Street.  
Legal Description: Lot 1 Vision Holdings Addition, Lincoln County  
Recommendation Approval

Approved 5-0, (Commissioners Meredith Larson and Andi Anderson abstained)

15. 2012-08-14 DESIGN REVIEW in the C-3, Central Business District to allow multi-family residential uses at 115 N Dakota Avenue.  
Legal Description: 12 wide alley lying adjacent and Lot 13 and S 16 Lot 14, Block 3, J L Phillips Addition, Minnehaha County.

Recommendation Approval

Approved 5-0, (Commissioners Meredith Larson and Andi Anderson abstained)

REGULAR AGENDA APPROVAL

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

Approved 7-0, with the following condition:

1. The improvements to the site will have to be completed within 30 days of the issuance of a change in use permit.

17. 2012-08-08 CONDITIONAL USE PERMIT to allow construction of 4-plex townhome residential uses at 6900 and 6904 S Witzke Avenue, Lincoln County  
Legal Description: Lots 6 and 7, Block 21, Platinum Valley Addition, Lincoln County  
Recommendation Approval

Approved 7-0

18. 2012-08-10 FINAL DEVELOPMENT PLAN in Subarea C, Garden Village Addition & Subarea B Garden Village II Planned Development Districts to allow construction of a daycare center at 7101 S. Minnesota Avenue.  
Legal Description: Lot 5, Block 5, the Garden Village Addition and Lot A of Tract 3A Fischenich Addition, Lincoln County  
Recommendation Approval

Approved 7-0, with the following condition:

1. Plans approved as submitted. Any changes to the site plan, final design or layout will be required to be reviewed and approved by the Planning Department. Substantial changes may require Planning Commission approval.

19. 2012-08-21 MINOR AMENDMENT in Subarea C of Garden Village & Subarea B of Garden Village II Planned Development Districts to (1) reduce the side yard setback from 10' to 0 for parking, (2) reduce the front yard setback adjacent to S. Minnesota Ave. from 25' to 20', and (3) reduction in the required number of parking spaces from 30 to 27 (25 parking spaces plus 2 for bike rack).  
Legal Description: Lot 5, Block 5, the Garden Village Addition and Lot A of Tract 3A Fischenich Addition, Lincoln County  
Recommendation Approval

Approved 7-0, with the following condition:

1. Plans approved as submitted. Any changes to the site plan, final design or layout will be required to be reviewed and approved by the Planning Department. Substantial changes may require Planning Commission approval.

20. 2012-08-12 FINAL DEVELOPMENT PLAN in Subareas D and H, Rolling Heights Planned Development District to allow construction of retail and office building at 69th Street and Western Avenue.  
Legal Description: Lot 1, Block 2, Remington Pointe Addition and Lot 1, Block 3 Cypress Knoll Addition, Lincoln County

Recommendation Approval

Approved 7-0, with the following condition:

1. Access permit to be submitted to City Engineering prior to building permit issuance.
2. Improve site access for pedestrians by extending new sidewalk at the west edge of site (across from South Pinnacle Place), from 69th Street to the north, along the south side of the proposed driveway access onto Remington Place.
3. Conceptual site and building plans approved as submitted. Any changes to final design or layout will be required to be reviewed and approved by the Planning Department. Substantial changes may require Planning Commission approval.

21. 2012-08-11 MINOR AMENDMENT in Subarea D Rolling Heights Planned Development

District to allow landscape setback reduction from 25 feet to 15 feet at 69th Street and Western Avenue.

Legal Description: Lot 1 Block 3, Cypress Knoll Addition, Lincoln County  
Recommendation Approval

Approved 7-0, with the following condition:

1. Access permit to be submitted to City Engineering prior to building permit issuance.
2. Improve site access for pedestrians by extending new sidewalk at the west edge of site (across from South Pinnacle Place), from 69th Street to the north, along the south side of the proposed driveway access onto Remington Place.
3. Conceptual site and building plans approved as submitted. Any changes to final design or layout will be required to be reviewed and approved by the Planning Department. Substantial changes may require Planning Commission approval.

22. 2012-08-13 MINOR AMENDMENT in Subarea C, Rolling Heights Planned Development

District to allow an additional monument signage at 5915 Remington Place.

Legal Description: Lot 2, Block 4, Cypress Knoll Addition,  
Lincoln County  
Recommendation Denial

Denied 5-2

ADJOURNMENT