

City Planning Commission
Minutes
Carnegie Town Hall, 235 West 10th Street
Wednesday, October 3, 2012 at 7:00 PM

ROLL CALL

Members Present:	Members Absent:
Planning Commissioner Nick Sershen	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	

CONSENT AGENDA

1. APPROVAL OF SEPTEMBER 5, 2012 MINUTES OF REGULAR MEETING.

Approved 7-0

2. PLATS

Approved 7-0

CONSENT AGENDA APPROVAL

3. 2012-09-03: REZONE from the C-4, Planned Commercial District to the C-2, Planned Commercial District for allowed uses at E. Arrowhead Parkway and S. Powderhouse Road.

Legal Description: Tracts 1, 2 & 5, Hein's Addition, SW 1/4, Section 18-101-48; Remaining portion of Oliver's Tract No. 3, SW 1/4 SW 1/4 Section 18-101-48; Oliver's Tract No. 1 SW 1/4, SW 1/4, Section 18-101-48; That portion of abandoned Illinois Central Gulf Railroad Right-of-way, 100 feet in width, lying within Government Lot 2, SW 1/4 Section 18-101-48; and the S 1/2 of Government Lot 2, SW 1/4 Section 18-101-48 (Ex. Tracts 1-5, Hein's Addition and except remaining portion of Oliver's Tract 3); all in Minnehaha County (as shown by exhibit)

Recommendation Approval

Approved 5-0, (Commissioners Diane DeKoeper

and Andi Anderson abstained)

4. 2012-09-06: REZONE I-1, Light Industrial District to C-2, General Commercial District for allowed uses at 3001 N. Louise Avenue.

Legal Description: Tract 2, Except Lot A and Lot H1 of Tract 2, Missouri Basin Municipal Power Agency Addition, Minnehaha County

Recommendation Approval

Approved 5-0, (Commissioners Diane DeKoeper

and Andi Anderson abstained)

5. 2012-09-12: MAJOR AMENDMENT to revise the Initial Development Plan, expanding Subarea C, Westwood Valley Planned Development District at W. 32nd Street and W. Broek Drive.

Legal Description: To be platted as shown by exhibit, Westwood Valley Addition, Minnehaha County

Recommendation Approval

Approved 5-0, (Commissioners Diane DeKoeper and Andi Anderson abstained)

6. 2012-09-01: CONDITIONAL USE PERMIT in C-2, General Commercial District to allow motor vehicle sales in a commercial parking lot at 2300 W. Madison Street.

Legal Description: S20' and N24' of W51' of Lot 4 and Lots 5 - 12, Block 81, Merediths Second Addition, Minnehaha County

Recommendation Approval

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

1.The existing parking lot on the west side of the building needs to be striped before the sale and display of vehicles commences.

7. 2012-09-02: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow on-sale alcohol at 301 S. Minnesota Avenue.

Legal Description: Lots 1-3 and N6' Lot 4, Block 6 (Ex Lot H2) Bennet's 1st Addition, Minnehaha County

Recommendation Approval

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

1.Approved for this Applicant and Owner only.

8. 2012-09-07: CONDITIONAL USE PERMIT in the RD, Residential District to construct multi-family housing at 435 W. 3rd Street.

Legal Description: Lots 1 & 2, Block 3, West Sioux Falls Addition, Minnehaha County

Recommendation Approval

Approved 5-0, (Commissioners Diane DeKoeper and Andi Anderson abstained)

9. 2012-09-09: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to operate a recycling processing facility at 3509, 3511 and 3601 W. Teem Drive.

Legal Description: Lots 3, 4 & 5, Block 1, Hovland Addition, Minnehaha County

Recommendation Approval

Approved 5-0, (Commissioners Diane DeKoeper and Andi Anderson abstained)

10. 2012-09-10: CONDITIONAL USE PERMIT in the C-3, Central Business District to allow on-sale alcohol at 202 S. Phillips Avenue.

Legal Description: Tract 2, Faris Subdivision; Part of Lots 1 & 2, Block 20, JL Phillips Addition; Minnehaha County

Recommendation Approval

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

1.Approved for this applicant only;

2.A security management plan approved by the Police Department.

11. 2012-09-13: CONDITIONAL USE PERMIT in the I-2, General Industrial District to allow a stockyard for marketing and distribution of hogs at 901 E. Rice Street.

Legal Description: Lot A, Tract 4 (Ex N. 33St. And Stockyards Addition & Lot H1) Co. Aud. Subd. SE1/4 SE1/4 Sec 9-101-49 Minnehaha County

Recommendation Approval

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

1. Subject to final plat of the property.
 2. A front yard landscaped setback is required.
12. 2012-09-11: FINAL DEVELOPMENT PLAN to Subarea G, Dawley Farm Village Planned Development District to construct a restaurant at 600 S. Highline Place.
Legal Description: To be platted as Lot 9B, Block 17, Dawley Farm Village Addition, Minnehaha County
Recommendation Approval

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

1. Indicate the required sidewalk along S. Highline Place;
2. Pedestrian connectivity is required in the following locations;
 - a. A pedestrian connection from the west end of the sidewalk in front of the restaurant to the east portion of the sidewalk in front of the proposed strip mall.
 - b. A pedestrian connection should be shown from the west end of the sidewalk in front of the restaurant south to the required sidewalk along S. Highline Place.
3. No ash or ash varieties shall be utilized to meet minimum tree requirements.
4. Trash enclosures shall be constructed from similar building materials as that of the main buildings.

13. 2012-09-15: FINAL DEVELOPMENT PLAN in Subarea B, Thelin Business Center Planned Development District to construct a parking lot at Southeast corner of the intersection at W. Cayman Street and N. Potter Avenue.
Legal Description: To be platted as Lot 1, Block 1, Thelin Business Center Addition, Minnehaha County
Recommendation Approval

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

1. Plans approved as submitted. Any changes to site plan, final design or layout will be required to be reviewed and approved by the Planning Director or designee. Substantial changes may require Planning Commission approval;
2. Complete a security management plan with the Police Department before a final inspection is signed off by the Zoning Department;
3. No ash or ash varieties shall be utilized to meet minimum tree requirements.

REGULAR AGENDA APPROVAL

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

Approved 7-0

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

Approved 7-0

16. 2012-09-14: REZONE I-2, General Industrial District, I-1, Light Industrial District and RD, Residential District to the RS-2, Residential District for allowed uses at East of N. Cliff Avenue, North of E. 1st Street, and South of railroad.
Legal Description: N1/2 vac. Alley adjacent Lot1, Block 22 & Lot 14, Block

23 and N6 vac. alley adjacent Lot1, Block 23, Highland Addition and abandoned ICG RR ROW in NW1/4 (ex. H-1) Sec. 15-101-49, Sioux Falls City unplatted; W1/2 Tract 2 (ex. Lot A) SW1/4 Sec. 10-101-49, Sioux Falls City unplatted; Tracts 1 & 4 NW1/4 Sec. 15-101-49, Sioux Falls City unplatted; E1/2 Tract 2 (ex RR and N7 and ex. Pexa Addition) SE1/4 SW1/4 Sec. 10-101-49, Sioux Falls City unplatted, and Lot 7, Block 2, Pexa Addition; Minnehaha County
Recommendation Approval

Approved 7-0

17. Informational Item - Shape Places

Received

18. 2012-09-08: CONDITIONAL USE PERMIT to allow an off-premises sign within 600 feet of a school at 2400 W. Madison Street.
Legal Description: Lots 4, 5 & 6, Block 80, Meredith s Addition, Minnehaha County
Recommendation Deferral

Deferred to the November 7, 2012 Planning

Commission Meeting

19. 2012-09-05: FINAL DEVELOPMENT PLAN in Subarea A, Eastern Hills Planned Development District to construct residential apartments at 4300 S. Sycamore Ave. and 4520 E. 53rd Street.
Legal Description: Lots 5 & 8, Block 15, Prairie Gardens Addition, Minnehaha County
Recommendation Approval

Approved 7-0, with the following conditions:

- 1.Plans approved as submitted. Any changes to site plan, final design or layout will be required to be reviewed and approved by the Planning Director or designee. Substantial changes may require Planning Commission approval;
- 2.Outside trash enclosures shall be constructed from similar building materials as that of the main apartment building;
- 3.Exterior lighting fixtures shall be downcast;
- 4.No ash or ash varieties shall be utilized to meet minimum tree requirements.

20. 2012-09-16: Minor Amendment in Subarea A, Eastern Hills Planned Development District to reduce the required distance between two or more three story buildings on one lot from 40 feet to 16.7 feet.
Legal Description: Lots 5 & 8, Block 15, Prairie Gardens Addition, Minnehaha County
Recommendation Approval

Approved 7-0

ADJOURNMENT