

City Planning Commission  
Minutes  
Carnegie Town Hall, 235 West 10th Street  
Wednesday, January 8, 2014 at 6:00 PM

ROLL CALL

Members Present:

Planning Commissioner Ken Dunlap  
Planning Commissioner Jessie Schmidt  
Planning Commissioner Nick Sershen  
Planning Commissioner Andi Anderson  
Planning Commissioner Steve Gaspar  
Planning Commissioner Larry Luetke  
Planning Commissioner Sean Ervin  
Planning Commissioner Kurt Johnson

Members Absent:

Planning Commissioner Denny Pierson

INFORMATIONAL ITEM

Planning Commissioner Larry Luetke gave special recognition to the Avera Cancer Center.

CONSENT AGENDA

1. APPROVAL OF DECEMBER 4, 2013 MINUTES OF REGULAR MEETING.

Approved 8-0

2. DECEMBER PLATS

Approved 8-0

CONSENT AGENDA APPROVAL

3. 2013-11-04: REZONE from AG, Agricultural District to RS-2, Residential District for allowed uses located south of W. 85th St. and east of S. High Cross Trl.

Legal Description: Tract 8B of the Pinewood Addition and Tract 9, Lot B of the Pinewood Addition, Lincoln County

Recommendation Approval

Approved 8-0

4. 2013-12-01: REZONE from the RS-1, Residential District to the RC, Recreation/Conservation District for allowed uses located west of S. Western Ave. and north of W. Black Rock Cir.

Legal Description: The SE 1/4 of the NE 1/4 of Section 16, except Prairie Hills Addition in the NE 1/4 contained therein, and except Diamond Creek Addition contained therein, Township 100 North, Range 50 West, Lincoln County.

Recommendation Approval

Approved 8-0

5. 2013-12-11: REZONE from the RS-2, Residential District to the RD, Residential District for allowed uses located north of E. 69th St. and west of S. Bahnson Ave.

Legal Description: A Portion of Tract 3 Hayes Addition, Lincoln County, as shown by exhibit

Recommendation Approval

Approved 8-0

6. 2013-12-15: REZONE from the Lake Park Planned Development to the C-2, General Commercial District for allowed uses located east of S. Marion Rd. and south of W. 26th St.

Legal Description: A portion of Lot 4, (Ex. Lot H1), Lot 5 (Ex E. 1296' & Lot H1 and Lot 6 (Ex Lot H1) Sioux Falls Farmstead Resubdivision and Tract 1 (Ex Lot H1 & H2) of Anderson's Tracts to the City of Sioux Falls, & the S 1/2 of vacated Jeanne Drive lying adjacent to Anderson's Tracts; all in Sec 25, T101N, R50W, Minnehaha County as shown by exhibit

Recommendation Approval

Approved 8-0

7. 2013-12-16: REZONE from AG, Agricultural District to the RS-2, Residential District for allowed uses located west of N. Ellis Rd. and north of W. 12th St.

Legal Description: Kuhle's Tract 2 (Ex H-1) E1/2 SE1/4 SW1/4 16-101-50, Minnehaha County

Recommendation Approval

Approved 8-0

8. 2013-12-17: REZONE from RS-1, Residential District to the RS-2 Residential District for allowed uses located north of W. Bitterroot St. and east of S. Meredith Ave.

Legal Description: Lots 1-9 Block 14 Prairie Hills South Addition, Lincoln County

Recommendation Approval

Approved 8-0

9. 2013-12-03: CONDITIONAL USE PERMIT, in C-2, General Commercial District to allow an off-premise sign over 288 square feet and more than one sign face per direction located at 2609 S. Carolyn Ave.

Legal Description: Lot 3 Carolyn's Subdivision of Lot 5 Resubdivision of Sioux Falls Farmstead, Minnehaha County

Recommendation Approval

Approved 8-0

10. 2013-12-04: CONDITIONAL USE PERMIT, in I-1, Light Industrial to allow an automobile storage yard located at 2817 & 2825 W. 6th St.

Legal Description: Lot 2 and 3 of Block 1, Heiderbrinks Addition, Minnehaha County

Recommendation Approval

Approved 8-0, with the following stipulation;

1. Any existing trash enclosures should have 6 high screening.

11. 2013-12-05: CONDITIONAL USE PERMIT, in RA-2, Residential District for a group home within 1000' of an existing group home and accessory off-site parking located at 327 & 333 S. Spring Ave. and 516 W. 12th St.

Legal Description: Lots 1-4, Block 6, Folsom's Addition, Minnehaha County

Recommendation Approval

Approved 8-0

12. 2013-12-10: CONDITIONAL USE PERMIT, in C-2, General Commercial District to allow motor vehicle sales, display and rental located at 3501 E. 10th St.  
Legal Description: Tract 46A, County Auditors Subdivision, Minnehaha County  
Recommendation Approval

Approved 8-0

13. 2013-12-13: SPECIAL USE PERMIT in Subarea A, Sanford Sports Complex Planned Development District to allow on-sale alcohol located at 2210 W. Pentagon Place.  
Legal Description: Lot 6, Block 1, Sanford Sports Complex Addition, Minnehaha County  
Recommendation Approval

Approved 8-0, with the following stipulation;

1. For this applicant only.

14. 2013-12-14: CONDITIONAL USE PERMIT, in RD, Residential District to allow accessory off-site parking located west of S. Dakota Ave. and south of W. 28th St.  
Legal Description: Lots 1 thru 9, Block 2 Jackson Park Addition and Lots 13 & 14, Block 1 Mark Twain Addition, Minnehaha County  
Recommendation Approval

(Moved to Regular Agenda)

15. 2013-12-18: CONDITIONAL USE PERMIT, in C-2, General Commercial to allow motor vehicle sales, display and rental located at 2023 S. Minnesota Ave.  
Legal Description: Lots 10-12 Block 17 University Addition, Minnehaha County  
Recommendation Approval

(Moved to Regular Agenda)

16. 2013-11-22: FINAL DEVELOPMENT PLAN in Subarea A, Interstate Crossings Business Park Planned Development District to construct a data center located at 5500 S. Broadband Lane.  
Legal Description: Lot 10A & the E 156' of Lot 10B, Block 2, Interstate Crossings Business Park Addition, Lincoln County.  
Recommendation Approval

Approved 8-0, with the following stipulations;

1. Prior to the issuance of a building permit, a landscape plan will be required to be approved by the Planning Director or designee;
2. Prior to the issuance of a building permit, a drainage plan for a detention pond will be required for approval by Engineering Staff;
3. Prior to the issuance of a building permit, a photometric plan for building and parking lot lighting will be required for approval.

17. 2013-11-09: PRELIMINARY SUBDIVISION PLAN for Willow Ridge II Addition for a residential development located at E. 10th Street & Six Mile Road.  
Legal Description: A part of the E1/2 of the SW ... of Section 17, T101N, R48W of the 5th P.M., Minnehaha County.  
Recommendation Approval

Approved 8-0, with the following stipulation;

1. Provide a letter from the east adjoining property owner that indicates they

are aware that there will not be a connection from his property to this subdivision.

REGULAR AGENDA APPROVAL

14. 2013-12-14: CONDITIONAL USE PERMIT, in RD, Residential District to allow accessory off-site parking located west of S. Dakota Ave. and south of W. 28th St.  
Legal Description: Lots 1 thru 9, Block 2 Jackson Park Addition and Lots 13 & 14, Block 1 Mark Twain Addition, Minnehaha County  
Recommendation Approval

Approved 7-0, (Gaspar abstained)

15. 2013-12-18: CONDITIONAL USE PERMIT, in C-2, General Commercial to allow motor vehicle sales, display and rental located at 2023 S. Minnesota Ave.  
Legal Description: Lots 10-12 Block 17 University Addition, Minnehaha County  
Recommendation Approval

Approved 8-0

18. 2013-12-06: REZONE from RS-2, Residential District to the RD, Residential District for allowed uses located at 1122 N. Duluth Ave.  
Legal Description: Lot 2, Block 6, Brookings Addition, Minnehaha County  
Recommendation Approval

Approved 8-0

19. 2013-12-07: REZONE from RS-2, Residential District to the RD, Residential District for allowed uses located at 1111 N. Duluth Ave.  
Legal Description: Lot 14, Block 11, Brookings Addition, Minnehaha County  
Recommendation Approval

Approved 8-0

20. 2013-12-12: FUTURE LAND USE PLAN AMENDMENT to change a neighborhood employment center to a community employment center located at the southeast corner of W. 85th St. and S. Tallgrass Ave.  
Legal Description: The NW 1/4 (except Tract 1) of Butzer's Addition of Section 20, Township 100N, Range 50W, Lincoln County  
Recommendation Approval

Approved 7-0, (Sershen abstained)

21. 2013-12-08: CONDITIONAL USE PERMIT, in RA-2, Residential District to allow accessory off-site parking located at 1914 S. Spring Ave.  
Legal Description: Lots 17 & 18, Block 16 University Addition, Minnehaha County  
Recommendation Approval

Approved 8-0, with the following stipulations;

- 1.No access to S. Spring Ave.;
- 2.Any lighting utilized shall be downcast with no spillover onto surrounding properties;
- 3.Required fence shall surround the parking lot expansion and be composed of vinyl materials;
- 4.Provide a privacy fence on all three sides of the parking lot.

22. 2013-12-09: MINOR AMENDMENT in Subarea A, Hazeltine Planned Development District to allow RD, Residential, density, lot area, and setbacks for residential uses within Block 11, Hazeltine Addition located at the northwest corner of W. Benson Rd. and N. Marion Rd.  
Legal Description: Block 11, Hazeltine Addition, Minnehaha County  
Recommendation Approval

Approved 8-0

ADJOURNMENT

The meeting adjourned at 7:55 p.m.