

City Planning Commission
Minutes
Carnegie Town Hall, 235 West 10th Street
Wednesday, March 4, 2015 at 6:00 PM

ROLL CALL

Members Present:

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

Members Absent:

Planning Commissioner Ken Dunlap

INFORMATIONAL ITEM

There was none.

CONSENT AGENDA

1. APPROVAL OF FEBRUARY 4, 2015 MINUTES OF REGULAR MEETING.

Approved 7-0

2. FEBRUARY PLATS

Approved 7-0

3. 2223-2015: REZONE from RS, Single Family Residential-Suburban to RA-1, Apartment Residential- Low Density for allowed forms located south of W. 26th St. and west of S. Katie Ave.

Legal Description: Lot A, Tract 1 Rejoice Lutheran Church Addition

Recommendation Approval

Approved 7-0

4. 2286-2015: REZONE from RT-2, Town Home Residential -Traditional to RA-1, Apartment Residential Low Density for allowed forms located at 633 W. 10th St.

Legal Description: Tract 1 of Lots 16, 17, 18, Block 17 of Bennett's First Addition, City of Sioux Falls, Minnehaha County, South Dakota

Recommendation Approval

Approved 7-0

5. 2287-2015: REZONE from RD-1, Twin Home/Duplex Residential-Suburban to RT-1 Single Family Residential- Traditional located at 3204 S. West Ave.

Legal Description: Lot 11, Block 20 of Pettingill and Stedman's Addition to the City of Sioux Falls, Minnehaha County

Recommendation Approval

Approved 7-0

6. 2292-2015: REZONE from AG, Agriculture to RS, Single Family Residential - Suburban, RD-2, Town Home Residential - Suburban, RA-2, Apartment Residential- Low Density, and C-2, Commercial-Neighborhood and Streetcar located north of E. 41st St. and west of S. Six Mile Rd.

Legal Description: A portion of the SE 1/4 of Section 30-101-48, City of Sioux Falls, Minnehaha County as shown by exhibit.

Recommendation Approval

Approved 7-0

7. 2298-2015: REZONE from the C-2, Commercial- Neighborhood and Streetcar to C-3, Commercial- Community (Maximum Building Size of 30,000 sq. feet) located at the southwest corner of E. 41st St. and S. Sycamore Ave.
Legal Description: A portion of the NE 1/4, of the NE 1/4, of the NE 1/4 (EX Brady Estates East Addition & EX H-2) Section 35-T101-R49 City of Sioux Falls, Minnehaha County as shown by exhibit.
Recommendation Approval

Approved 7-0, with the following stipulation:

1. Building of no more than 30,000 square feet of gross floor area.
8. 2201-2015: PRELIMINARY SUBDIVISION PLAN for STONE POINTE at 57th Addition located south of E. 57th St. and east of S. Lewis Ave.
Legal Description: To be platted as Lots 1-15, Block 1, Stone Pointe at 57th Addition, City of Sioux Falls, Lincoln County
Recommendation Approval

Approved 7-0

9. 2247-2015: PRELIMINARY SUBDIVISION PLAN for HIDDEN MEADOWS SECOND ADDITION located at East of S. Cliff Ave. and north of E. 1st St.
Legal Description: W 1/2 TR 2 (EX Lot A), SW 1/4 10-101-49 of the City of Sioux Falls, Unplatted. E 1/2 of Tract 2, (EX Railroad & EX Pexa Addition), SE 1/4, SW 1/4 10-101-49 City of Sioux Falls, Unplatted. Tract 1 NW 1/4 10-101-49 City of Sioux Falls, Unplatted. Tract 4 NW 1/4 10-101-49 City of Sioux Falls, Unplatted. N 1/2 Vacant alley lying adjacent to Lot 1, Block 22 & Lot 14 Block 23 & N5 Vacant alley lying adjacent to Lot 1 Block 23 HIGHLAND ADDITION & abandoned ICG RR Row contained in NW 1/4 (Ex H-1) 15-101-49 City of Sioux Falls, Minnehaha County, South Dakota
Recommendation Approval

Approved 7-0

10. 2276-2015: PRELIMINARY SUBDIVISION PLAN for COPPER CREEK ESTATES ADDITION located at the southwest corner of E. 26th St. and S. Six Mile Rd.
Legal Description: The E 1/2 of the NW 1/4 of Section 30, T101N-R48W of the 5th P.M., (EX Lot H-2) in the E 1/2 of the NE Quarter of Section 30 T101N-R48W of the 5th P.M., City of Sioux Falls, Minnehaha County, South Dakota
Recommendation Approval

Approved 7-0

11. 2288-2015: PRELIMINARY SUBDIVISION PLAN COPPER CREEK HEIGHTS ADDITION located at the northwest corner of E. 41st St. and west of S. Six Mile Rd.
Legal Description: A portion of the SE 1/4 of Section 30-101-48, City of Sioux Falls, Minnehaha County as shown by exhibit.
Recommendation Approval

Approved 7-0

REGULAR AGENDA APPROVAL

Item 4 was heard at this time. See item for action taken.

Item 7 was heard at this time. See item for action taken.

12. 2173-2015: REZONE from the CN, Conservation District to the O, Office District for allowed forms located at 6009 S. Minnesota Ave.
Legal Description: Lot 37A (EX H-1), Emerald Acres Addition, City of Sioux Falls, Lincoln County, SD.
Recommendation Deferral

Approved 7-0 to defer until the April meeting.

13. 2243-2015: REZONE from the RT-1, Single-Family Residential District - Traditional to the S-1, General Institutional District for allowed forms, located at 1116 S. 4th Ave.
Legal Description: Lots 1-6, Block 9, Block 10, and Tract 1, County Auditor's Subdivision of Boulevard Addition, City of Sioux Falls, Minnehaha County
Recommendation Approval

Approved 6-0 (Commissioner Steve Gaspar abstained)

14. 2302-2015: INITIAL DEVELOPMENT PLAN AMENDMENT for Lake Lorraine Pedestrian Orientated Planned Unit Development located east of S. Marion Rd. and north/south of W. 32nd St.
Legal Description: W. 446.2', Lot 4 (Ex H-1), E. 296.8', Lot 4 (Ex H-1), Lot 5 (Ex E. 1296; & Lot H-1), Lot 6 (Ex. H-1), Sioux Falls Farmstead Resubdivision & Tract 1 (Ex H-1 & H-2), Anderson's Tracts & S1/2 Vacated Jeanne Drive, lying adjacent to Anderson's Tracts, Section 25, T101-R50W
Recommendation Approval

Approved 7-0

15. 2183-2015: PRELIMINARY SUBDIVISION PLAN for USF South Campus Addition located east of S. Cliff Ave. and north and south of E. 77th St.
Legal Description: Tract A, Pike Addition, City of Sioux Falls, Lincoln County, SD.
Recommendation Approval

Approved 7-0 to defer to the April meeting.

16. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD APPROVING THE PROJECT PLAN FOR TAX INCREMENT FINANCE DISTRICT 2014A
Recommendation Approval

Approved 7-0

17. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE PROJECT BOUNDARY FOR TAX INCREMENT FINANCE DISTRICT 2014A
Recommendation Approval

Approved 7-0

18. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD APPROVING THE PROJECT PLAN FOR TAX INCREMENT FINANCE DISTRICT 16
Recommendation Approval

Approved 7-0

NEW BUSINESS

There was none.

ADJOURNMENT

The meeting was adjourned at 7:51 p.m.