

City Planning Commission
Minutes
Carnegie Town Hall, 235 West 10th Street
Wednesday, August 5, 2015 at 6:00 PM

ROLL CALL

Members Present:

Planning Commissioner Andi Anderson
Planning Commissioner Steve Gaspar
Planning Commissioner Sharon Chontos
Planning Commissioner Ken Dunlap
Planning Commissioner Sean Ervin
Planning Commissioner Kurt Johnson
Planning Commissioner Larry Luetke
Planning Commissioner Denny Pierson
Planning Commissioner Nick Sershen

Members Absent:

INFORMATIONAL PRESENTATION ON POTENTIAL TAX INCREMENT FINANCE DISTRICT
Brent O Neil, Economic Development Manager, gave a brief presentation on
a potential Tax Increment Finance District.

CONSENT AGENDA

1. APPROVAL OF JULY 1, 2015 MINUTES OF REGULAR MEETING.

Commissioner Ken Dunlap excused himself from the meeting and the vote on the
Consent Agenda items.

Approved 7-0

2. JULY PLATS

Approved 7-0

3. 3010-2015: REZONE from the RS, Single-Family Residential - Suburban
District to the RD-1, Twin Home/Duplex Residential - Suburban District for
allowed forms located south of W. 85th St. and east of S. Meredith Ave.
Legal Description: Portion of the W 1/2 of the NE 1/4, Section 21-T100-50W
as shown by exhibit, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 7-0

4. 3029-2015: REZONE from the RD-1, Twin Home/Duplex Residential-Suburban
District to the RD-2, Townhome Residential-Suburban District for allowed
forms located south of W. 85th St. and east of S. Tallgrass Ave.
Legal Description: Portion of Tract 3, Lots 7-11, Block 4 & Lots 4-6, Block
5, West Pointe Estates Addition as shown by exhibit, City of Sioux Falls,
Lincoln County, SD
Recommendation Approval

Approved 7-0

5. 3072-2015: REZONE from the RS, Single-Family Residential - Suburban and RD-
1, Twin Home/Duplex Residential - Suburban Districts to the RS, Single-
Family Residential -Suburban, RD-1, Twin Home/Duplex Residential - Suburban
and RA-2, Apartment Residential - Moderate Density Districts for allowed
uses located at 5201 S. Sycamore Ave.
Legal Description: Tract 2 and 3, Barber's Addition as shown by exhibit,
City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 7-0

6. 3104-2015: REZONE from the C-3, Commercial - Community District to the O, Office District for allowed forms located at 3520 S. Gateway Lane.
Legal Description: Replat Lot 6B, Block 2, Gateway Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 7-0

7. 3106-2015: REZONE from the I-1, Light Industrial District to the RA-3, Apartment Residential - High Density District for allowed forms located at 3801 W. Technology Circle.
Legal Description: Tract H-1, Lot 2, Block 5, Valhalla Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0

8. 3107-2015: REZONE from the AG, Agriculture District to the RS, Single-Family Residential - Suburban, RD-1, Twin Home/Duplex Residential - Suburban, RD-2, Townhome Residential - Suburban & O, Office Districts for allowed forms located at the northwest corner of W. 22nd St. and S. Tea/Ellis Rd.
Legal Description: The E. 1,774.87 (Except the N. 872.42) of the N % of the SE ..., Section 21 T101N-R50W as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 7-0

9. 3118-2015: PRELIMINARY SUBDIVISION PLAN for Legacy Ridge Addition located at the northwest corner of W. 22nd St. and S. Tea/Ellis Rd.
Legal Description: The E. 1,774.87 (Except the N. 872.42) of the N % of the SE ..., Section 21 T101N-R50W as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 7-0

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

Commissioner Ken Dunlap returned to the meeting at this time.
Item 7 was heard at this time. See item for action taken.

10. 3105-2015: REZONE from the RS, Single-Family Residential - Suburban District to the RA-1, Apartment Residential - Low Density District for allowed forms located north of W. 85th St. and west of proposed S. Beal Ave.
Legal Description: Tract 1, Larson's Addition and a portion of Tract 1, Van Eckerens Addition as shown by exhibit, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 8-0

11. 2928-2015: CONDITIONAL USE PERMIT in the RE3 Form to allow on-sale alcohol beverage establishment within 500' of a sensitive use located at 4713 E. 26th St.
Legal Description: Lot 3, Tract 5, Golden Valley Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0

12. 3084-2015: CONDITIONAL USE PERMIT in the RE2 Form to allow on-sale alcohol beverage establishment within 500' of a sensitive use located at 1721 S. Minnesota Ave.
Legal Description: E 1/2 of the S 2/3 of the SW 1/4 & S 1/3 fo the SE 1/4, Block 54, Park Addition, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 7-1 (Commissioner Ken Dunlap opposed.)

13. 3096-2015: CONDITIONAL USE PERMIT in the RE3 Form to allow on-sale alcohol beverage establishment within 500' of a sensitive use located at the northeast corner of W. 85th St. and S. Louise Ave.
Legal Description: Portion of the SW 1/4, Tract 1, Poulson's Addition & Tract 3A, Seubert Addition, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 8-0

14. 3110-2015: INTIAL DEVELOPMENT PLAN AMENDMENT for an S-2, Institutional Campus Planned Unit Development located at 4309 W. Creekside Circle.
Legal Description: Portion of the SW ... of the SE ..., Section 36-T101-R50W
Recommendation Approval

Approved 8-0

15. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE PROJECT BOUNDARY FOR TAX INCREMENT FINANCE DISTRICT 2015A PAVILLION SQUARE
Recommendation Approval

A. Motion to designate the boundary of Tax Increment Finance District 2015A-Pavilliion Square

Commissioner Sharon Chontos excused herself from the meeting and the vote on Items 15 and 16.

Approved 7-0.

B. Motion to recommend approval of Tax Increment Finance District 2015A - Pavilion Square designated boundaries

Approved 7-0

16. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD APPROVING THE PROJECT PLAN FOR TAX INCREMENT FINANCE DISTRICT 2015A PAVILLION SQUARE
Recommendation Approval

A. Motion to adopt the Project Plan for Tax Increment Finance District 2015A - Pavilion Square

Approved 7-0

B. Motion to recommend approval of the Project Plan for Tax Increment Finance District 2015A - Pavilion Square

Approved 7-0

Commissioner Sharon Chontos returned to the meeting at this time.

17. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE OFF-PREMISE SIGN SECTION OF THE 2013 SHAPE PLACES ZONING ORDINANCE OF THE CITY OF SIOUX FALLS
Recommendation Approval

Approved 5-3 (Commissioners Steve Gaspar, Larry Luetke and Nick Sershen opposed.)

18. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE DEFINITIONS AND UT2 FORM SECTIONS OF THE 2013 SHAPE PLACES ZONING ORDINANCE OF THE CITY OF SIOUX FALLS
Recommendation Approval

Approved 8-0

NEW BUSINESS

There was none.

ADJOURNMENT

The meeting adjourned at 8:27 p.m.