

City Planning Commission

Minutes

Carnegie Town Hall, 235 West 10th Street

Wednesday, March 2, 2011 at 7:00 PM

ROLL CALL

Members Present:

Planning Commissioner Pam Breidenbach

Planning Commissioner Lynnette Olson

Planning Commissioner Ken Dunlap

Planning Commissioner Kent Metzger

Planning Commissioner Jessie Schmidt

Members Absent:

Planning Commissioner Meredith Larson

Planning Commissioner Steve Gaspar

Planning Commissioner Darla Erb

CONSENT AGENDA

Kent Metzger left for Consent Agenda

1. APPROVAL OF FEBRUARY 2, 2011 MINUTES OF REGULAR MEETING.

2. PLATS

2011-01-12: REZONE from the C-2, General Commercial District to the C-3, Central Business District for allowed uses at 700 N. Main Ave.

3.

Legal Description: W1/2 Vacated Alley & S. 32.69', Lot 7, and all of Lots 8 & 9, Block 43, Brookings and Edmunds Addition, Minnehaha County

Recommendation Approval

2011-01-10: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow off-site accessory parking at 4400-4402 N. National Ave. and 4401 N. Seubert Ave.

4.

Legal Description: Lots 14-17, Block 6, Highland Park Subdivision, Minnehaha County

Recommendation Approval

2011-02-09: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow accessory off-site parking at Algonquin St. and Industrial Ave.

5.

Legal Description: Lot B, County Auditors Subdivision fo the S 1/2 Section 5 and the N 1/2 of Section 8, both in Township 101 Range 49 and Lots 1,2, and 3, Block 2, Airport Addition, Minnehaha County

Recommendation Approval

2011-01-03: FINAL DEVELOPMENT PLAN in Subarea F of the Dawley Farm Village Planned Development District to construct a restaurant at 1010 S. Highline Place.

6.

Legal Description: Lot 4, Block 18, Dawley Farm Village Addition, Minnehaha County

Recommendation Approval

2011-02-10: MINOR AMENDMENT in Subarea A of the Village at Heather Ridge Planned Development District to amend the previously approved Final Development Plan to allow a patio expansion at 6211 S. Old Village Place.

7.

Legal Description: Tract 2, Heather Ridge Addition and the S 478.5' of the N990' of the W 455.17' W 1/2 NW 1/4, Section 15-101-50, Lincoln County

Recommendation Approval

DEFERRED by PETITIONER

8. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, CORRECTING CLERICAL ERRORS IN CERTAIN REZONING ORDINANCES

Recommendation Approval

CONSENT AGENDA APPROVAL

A motion was made by Commissioner Pam Breidenbach and seconded by Commissioner Lynnette Olson to approve CONSENT AGENDA APPROVAL

WITH ITEM 7 REMOVED.

For: Jessie Schmidt, Pam Breidenbach, Lynnette Olson, Kent Metzger, 4.  
Against: 0.

Motion Passed

With Item 7 DEFERRED

Kent Metzger returned



Motion Passed

2011-02-01: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow a telecommunication tower and facility at 121 S. West Ave.

11.

Legal Description: Lot 3, Block 1, J. A. Bush Addition, Minnehaha County

Recommendation Approval

A motion was made by Commissioner Kent Metzger and seconded by Commissioner Ken Dunlap to approve 2011-02-01: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow a telecommunication tower and facility at 121 S. West Ave. Legal Description: Lot 3, Block 1, J. A. Bush Addition, Minnehaha County.

For: Pam Breidenbach, Lynnette Olson, Ken Dunlap, Kent Metzger, 4.  
Against: 0.

Motion Passed

PASSED WITH 2STIPULATIONS

2011-02-02: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to construct a telecommunications tower and facility at 700 E. 3rd St.

12.

Legal Description: Lot 1A, Cenex Addition, Minnehaha County

Recommendation Approval

WITH STIPULATION

A motion was made by Commissioner Lynnette Olson and seconded by Commissioner Pam Breidenbach to approve 2011-02-02: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to construct a telecommunications tower and facility at 700 E. 3rd St. Legal Description: Lot 1A, Cenex Addition, Minnehaha County.

For: Pam Breidenbach, Lynnette Olson, Ken Dunlap, Kent Metzger, 4.  
Against: 0.

Motion Passed

2011-02-05: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicle sales and display at 1013 N. Garfield Ave.

13.

Legal Description: Lot 3, Block 80, Meredith 2nd Addition, Minnehaha County

Recommendation Deferral

A motion was made by Commissioner Kent Metzger and seconded by Commissioner Ken Dunlap to defer.

For: Pam Breidenbach, Lynnette Olson, Ken Dunlap, Kent Metzger, 4.  
Against: 0.

Motion Passed

PETITIONER WAS NOT PRESENT

2011-02-06: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow an auto auction facility at 1522 E. 34th St N.

14.

Legal Description:W 144' Lot 2 and Lot 3, Tract A, National Realty Company's Second Addition, Minnehaha County

Recommendation Approval

WITH 3 STIPULATIONS AND AN ADDED STIPULATION

A motion was made by Commissioner Pam Breidenbach and seconded by Commissioner Kent Metzger to approve 2011-02-06: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow an auto auction facility at 1522 E. 34th St N. Legal Description:W 144' Lot 2 and Lot 3, Tract A, National Realty Company's Second Addition, Minnehaha County.

For: Pam Breidenbach, Ken Dunlap, Kent Metzger, 3. Against:  
Lynnette Olson, 1.

Motion Passed

A motion was made by Commissioner Pam Breidenbach and seconded by Commissioner Kent Metzger to amend 2011-02-06: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow an auto auction facility at 1522 E. 34th St N. Legal Description: W 144' Lot 2 and Lot 3, Tract A, National Realty Company's Second Addition, Minnehaha County WITH AN ADDED STIPULATION FOR FENSING MATERIAL AS PRESENTED.

For: Pam Breidenbach, Lynnette Olson, Ken Dunlap, Kent Metzger, 4.  
Against: 0.

Motion Passed

2011-02-07: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow expansion of a campground at 4501 W. 12th St.

15.

Legal Description:E 420.3' NE 1/4 NW 1/4 Section 24-101-50, Minnehaha County

Recommendation Approval

WITH TWO STIPULATIONS

A motion was made by Commissioner Ken Dunlap and seconded by Commissioner Kent Metzger to approve 2011-

02-07: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow expansion of a campground at 4501 W. 12th St. Legal Description: E 420.3' NE 1/4 NW 1/4 Section 24-101-50, Minnehaha County.

For: Pam Breidenbach, Lynnette Olson, Ken Dunlap, Kent Metzger, 4.  
Against: 0.

Motion Passed

2011-02-03: FINAL DEVELOPMENT PLAN in Subarea D of the Manifold Acres Planned Development District to construct a convenience store with gas pumps at NE Corner of S. Sycamore Ave. and E. 41st St.

16.

Legal Description: Lot 21, Block 7, Manifold Acres Addition, Minnehaha County

Recommendation Approval

WITH TWO STIPULATIONS

A motion was made by Commissioner Lynnette Olson and seconded by Commissioner Kent Metzger to approve 2011-02-03: FINAL DEVELOPMENT PLAN in Subarea D of the Manifold Acres Planned Development District to construct a convenience store with gas pumps at NE Corner of S. Sycamore Ave. and E. 41st St. Legal Description: Lot 21, Block 7, Manifold Acres Addition, Minnehaha County.

For: Pam Breidenbach, Lynnette Olson, Ken Dunlap, Kent Metzger, 4.  
Against: 0.

Motion Passed

2011-02-08: Final Development Plan and Minor Amendment in Subarea A of the Southern Hills Planned Development District to construct a convenience store with gas pumps and to allow a 106.5 square foot, 13 foot high sign and to eliminate the requirement for a pitched roof

17.

Legal Description: Tracts A & B of Lot 6, Block 1, Southern Hills Addition, Lincoln County

Recommendation Approval

WITH THREE STIPULATIONS

A motion was made by Commissioner Lynnette Olson and seconded by Commissioner Pam Breidenbach to approve 2011-02-08: Final Development Plan and Minor Amendment in Subarea A of the Southern Hills Planned Development District to construct a convenience store with gas pumps and to allow a 106.5 square foot, 13 foot high sign and to eliminate the requirement for a pitched roof

Legal Description:  
Tracts A & B of Lot 6, Block 1, Southern Hills Addition, Lincoln County.

For: Pam Breidenbach, Lynnette Olson, Ken Dunlap, Kent Metzger, 4.  
Against: 0.

Motion Passed

18. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY BY REVISING PUBLIC HEARING STANDARDS AND FEES.

Recommendation Approval

Ken Dunlap left

A motion was made by Commissioner Kent Metzger and seconded by Commissioner Pam Breidenbach to approve AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY BY REVISING PUBLIC HEARING STANDARDS AND FEES..

For: Jessie Schmidt, Pam Breidenbach, Lynnette Olson, Kent Metzger, 4.  
Against: 0.

Motion Passed

ADJOURNMENT

Ken Dunlap returned

A motion was made by Commissioner Pam Breidenbach and seconded by Commissioner Kent Metzger to approve.

For: Pam Breidenbach, Lynnette Olson, Ken Dunlap, Kent Metzger, 4.  
Against: 0.

Motion Passed