

City Planning Commission

Minutes

Carnegie Town Hall, 235 West 10th Street

Wednesday, May 4, 2011 at 7:00 PM

ROLL CALL

Members Present:

Members Absent:

Nick Sershen

Planning Commissioner Pam Breidenbach Planning Commissioner Meredith Larson

Planning Commissioner Lynnette Olson Planning Commissioner Steve Gaspar

Planning Commissioner Ken Dunlap Planning Commissioner Darla Erb

Planning Commissioner Kent Metzger

Planning Commissioner Jessie Schmidt

CONSENT AGENDA

1. APPROVAL OF APRIL 6, 2011 MINUTES OF REGULAR MEETING.

2. PLATS

2011-03-14: REZONE from unzoned property and the MH, Manufactured Home District to Subarea B of the Red Rock Planned Development District for allowed uses at 5800 E. Arrowhead Parkway.

3.

Legal Description: Lot 3 (Except Lots H-1 and H-2), Tract A, Redrock Park Second Addition, Minnehaha County

Recommendation Approval

2011-04-09: REZONE from the I-1, Light Industrial District to the RA-2, Residential District and the C-4, Planned Commercial District for allowed uses at S. Grange Ave. & W. Village Dr.

4.

Legal Description: A portion of the NW 1/4 NE 1/4 Section 32-101-49, Minnehaha County (as shown by exhibit)

Recommendation Approval

2011-04-13: REZONE from the RA-1, Residential District to the RD, Residential District for allowed uses at W. 53rd St. & Tribbey Trail.

5.

Legal Description:Lots 1-4, Block 13, Southern Vistas Addition, Minnehaha County

Recommendation Approval

2011-03-15: CONDITIONAL USE PERMIT in the C-3, Central Business District to allow a full-service restaurant within 100 feet of residential uses at 323 S. Phillips Ave.

6.

Legal Description:Lot 6, Block 3, Gales Addition, Minnehaha County

Recommendation Approval

2011-04-02: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow a Day Care Center at 1300 S. Sertoma Ave.

7.

Legal Description:Block 12, Palmer Highland Addition, Minnehaha County

Recommendation Approval

2011-04-03: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow a family day care at 2817 S. Center Ave.

8.

Legal Description:Lot 10, Block 3, Wallner's Addition, Minnehaha County

Recommendation Approval

2011-04-05: CONDITIONAL USE PERMIT in the C-3, Central Business District to allow a full-service restaurant within 100 feet of residential uses at 116 W. 11th St.

9.

Legal Description:Lot 10, Block 17, J. L. Phillips Addition, Minnehaha County

Recommendation Approval

2011-04-07: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow a full-service restaurant within 100 feet of residential uses at 5309 W. 41st St.

10.

Legal Description:S 242' N 292' W 576.2' E 609.2' of the NE1/

4 NE1/4, Section 35-101-50, Minnehaha County

Recommendation Approval

2011-04-08: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to reconstruct an off-premise sign at 300 E. 60th St. N.

11.

Legal Description: Tract 2A of W300' E 333' N590' S698.5', SE1/4 SW1/4 Section 28-102-49 and Lots 1, 2, 2A and 3 & VAC 62nd Street N. & E27

Tract 1, Wartenhorst Addition, Minnehaha County

Recommendation Approval

2011-04-12: CONDITIONAL USE PERMIT in the RS-2, Residential District to construct two-family residential buildings at E. 73rd St. & El Dorado Ave.

12.

Legal Description: A portion of the SE 1/4 of the NE 1/4 of Section 14-100-50, Lincoln County

Recommendation Approval

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

04-12: CONDITIONAL USE PERMIT in the RS-2, Residential District to construct two-family residential

buildings at E. 73rd St. & El Dorado Ave. Legal Description: A portion of the SE 1/4 of the NE 1/4 of Section 14-100-50, Lincoln County.

For: Nick Sershen, Pam Breidenbach, Lynnette Olson, Ken Dunlap, Kent Metzger, 5. Against: , 0.

Motion Passed

2011-04-10: MINOR AMENDMENT to Subarea B of the Red Rock Park Planned Development District to allow an off-premise sign at 5800 E. Arrowhead Parkway.

13.

Legal Description: Lot 3, Tract A, Redrock Park 2nd Addition, Minnehaha County

Recommendation Approval

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

2011-04-10: MINOR AMENDMENT to Subarea B of the Red Rock Park Planned Development District to allow an

off-premise sign at 5800 E. Arrowhead Parkway. Legal Description: Lot 3, Tract A, Redrock Park 2nd Addition, Minnehaha County.

For: Nick Sershen, Pam Breidenbach, Lynnette Olson, Kent Metzger, 4. Against: Ken Dunlap, 1.

Motion Passed

CONSENT AGENDA APPROVAL

A motion was made by Commissioner Pam Breidenbach and seconded by Commissioner Ken Dunlap to with Item 12 & 13 to Regular .

For: Nick Sershen, Pam Breidenbach, Lynnette Olson, Ken Dunlap, Kent Metzger, 5. Against: , 0.

Motion Passed

REGULAR AGENDA APPROVAL

14. RECOGNITION OF OUTGOING PLANNING COMMISSIONERS

2011-04-01: REZONE from the RS-2, Residential District to the S, Institutional and RA-1, Residential Districts for allowed uses at E. 69th St. & S. Bahnson Ave.

15.

Legal Description:Government Lot 1, NW 1/4 of Section 18-100-49, except Lot H1 and Tract 2, Emerald Valley Addition, Lincoln County (as shown by exhibit)

Recommendation Approval

A motion was made by Commissioner Nick Sershen and seconded by Commissioner Kent Metzger to approve 2011-04-01: REZONE from the RS-2, Residential District to the S, Institutional and RA-1, Residential Districts for allowed uses at E. 69th St. & S. Bahnson Ave. Legal Description: Government Lot 1, NW 1/4 of Section 18-100-49, except Lot H1 and Tract 2, Emerald Valley Addition, Lincoln County (as shown by exhibit).

For: Nick Sershen, Pam Breidenbach, Lynnette Olson, Ken Dunlap, Kent Metzger, 5. Against: , 0.

Motion Passed

2011-04-14: REZONE from the RD, Residential District to the C-2, General Commercial District for allowed uses at 708 S. Spring Ave.

16.

Legal Description:A portion of Lot 12, Block 1, Lewis Addition, Minnehaha County (as shown by exhibit)

Recommendation Approval

A motion was made by Commissioner Kent Metzger and seconded by Commissioner Lynnette Olson to approve 2011-04-14: REZONE from the RD, Residential District to the C-2, General Commercial District for allowed uses at 708 S. Spring Ave. Legal Description: A portion of Lot 12, Block 1,

Lewis Addition, Minnehaha County (as shown by exhibit).

For: Nick Sershen, Pam Breidenbach, Lynnette Olson, Kent Metzger, 4.
Against: Ken Dunlap, 1.

Motion Passed

2011-04-11: MAJOR AMENDMENT to the Emerald Valley I Planned Development District to adjust subarea boundaries at NW Corner of E. 69th St. & S. Southeastern Ave.

17.

Legal Description: S1/2 SE1/4, Section 12-100-50, Lincoln County (as shown by exhibit)

Recommendation Approval

A motion was made by Commissioner Nick Sershen and seconded by Commissioner Pam Breidenbach to approve 2011-04-11: MAJOR AMENDMENT to the Emerald Valley I Planned Development District to adjust subarea boundaries at NW Corner of E. 69th St. & S. Southeastern Ave.

Legal Description: S1/2 SE1/4, Section 12-100-50, Lincoln County (as shown by exhibit).

For: Nick Sershen, Pam Breidenbach, Lynnette Olson, Ken Dunlap, Kent Metzger, 5.
Against: , 0.

Motion Passed

2011-04-04: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow a Day Care Center at W. 85th St. & S. Western Ave.

18.

Legal Description: Lot 1A, Block 5, Grand Arbor Addition, Minnehaha County

Recommendation Approval

A motion was made by Commissioner Lynnette Olson and seconded by Commissioner Pam Breidenbach to APPROVE W/CONDITIONS .

For: Nick Sershen, Pam Breidenbach, Lynnette Olson, Ken Dunlap, Kent Metzger, 5.
Against: , 0.

Motion Passed

2011-04-06: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow a bus and truck terminal at 532 S. Valley View Rd.

19.

Legal Description: To be platted as Lots 2 and 3, Friessens' Addition, Minnehaha County

Recommendation Approval

A motion was made by Commissioner Kent Metzger and seconded by Commissioner Nick Sershen to APPROVE W/CONDITIONS .

For: Nick Sershen, Pam Breidenbach, Lynnette Olson, Ken Dunlap, Kent Metzger,
5. Against: , 0.

Motion Passed

2011-03-01: FINAL DEVELOPMENT PLAN and MINOR AMENDMENT in Subarea B of the 69th & Louise Planned Development District to construct a hotel and to reduce the front-yard setback from 25 feet to 10 feet on S. Sharon Avenue 20. at 3400 W. 69th St.

Legal Description:Block 2, Sonler Addition, Lincoln County

Recommendation Approval

A motion was made by Commissioner Lynnette Olson and seconded by Commissioner Kent Metzger to APPROVE W/CONDITION .

For: Nick Sershen, Pam Breidenbach, Lynnette Olson, Ken Dunlap, Kent Metzger,
5. Against: , 0.

Motion Passed

2011-03-08: MINOR Amendment in Subarea D of the Meadows on the River Planned Development District to allow an increase in size of the existing freestanding sign at 2520 S. Louise Ave.
21.

Legal Description:Lot 9B (Ex. Lot E-1), River Market Addition,
Minnehaha County

Recommendation Deferal

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

For: Nick Sershen, Pam Breidenbach, Lynnette Olson, Ken Dunlap, Kent Metzger,
5. Against: , 0.

Motion Passed

A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, DESIGNATING BOUNDARIES FOR TAX INCREMENT FINANCE DISTRICT #11

22.

Legal Description:Lots 1-4 and 9-12, Dunning & Wagner's Addition; Lots 4, 7, 8 and the W 1/2 of Lots 5-6 and the E 66' of Lots 5-6, and the Subdivided Lots 1-3 and 10-12 (inclusive of Lots 1-6 North), Block 17, Emerson & Sherman's Addition, all in Minnehaha County

Recommendation Approval

A motion was made by Commissioner Kent Metzger and seconded by Commissioner Nick Sershen to

