

City Planning Commission

Minutes

Carnegie Town Hall, 235 West 10th Street

Wednesday, March 7, 2012 at 7:00 PM

ROLL CALL

Members Present:

Members Absent:

Planning Commissioner Meredith Larson

Planning Commissioner Nick Sershen

Planning Commissioner Andi Anderson

Planning Commissioner Denny Pierson

Planning Commissioner Jessie Schmidt Planning Commissioner Ken Dunlap

Planning Commissioner Steve Gaspar

Planning Commissioner Darla Erb

CONSENT AGENDA

1. APPROVAL OF FEBRUARY 1, 2012 MINUTES OF REGULAR MEETING.

2. PLATS

2012-01-16: REZONE from the Roosevelt Park Planned Development District, and the RD and RS-2, Residential Districts to the RC, Recreation/Conservation District and the RS-2, and RD, Residential Districts for allowed uses at East side of Ellis Road between 26th Street and 41st Street.

3.

Legal Description: A portion of the SW 1/4 NW 1/4 and the NW 1/4 SW 1/4 of Section 27-101-50, Minnehaha County (as shown by exhibit)

Recommendation Approval

2012-02-01: REZONE from the RA-2, Residential District and the C-2, General Commercial District to Subarea B of the Giggleebee's Redevelopment Planned Development District for allowed uses at 501-519 S. Minnesota Avenue.

4.

Legal Description: Lot 5 (Exc. N 37.5'), Lot 6, Lot 7 (Exc. Lot

H-1) Lots 8-12 & the dedicated alley, Block 2, Grigsbys Addition, Minnehaha County

Recommendation Approval

2012-02-10: REZONE from the RS-2, Residential District and the RC, Recreation/Conservation District to the RS-2, Residential District and the RC, Recreation/Conservation District for minor boundary adjustments at S. Western Ave. and County Road 106.

5.

Legal Description:Tract 2 and Tract 3 of the SE 1/4 Section 21-100-50, Lincoln County (as shown by exhibit)

Recommendation Approval

2012-02-07: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow development of a site greater than one acre in size at 1400 N. Cliff Avenue.

7.

Legal Description:Block 13, Forest Hill Addition, inc. W 1/2 of vacated Sherman Avenue abutting thereof, and except Lot H1 of Lot 7, and except the S. 7' of Lots 6 & 7, and excepting therefrom Tract 3, Forest Hill Addition; all in Minnehaha County

Recommendation Approval

2012-02-13: CONDITIONAL USE PERMIT in the O, Office District to build a four-unit residential building with residential units located on the first floor at E. 53rd Street and S. Banyan Avenue.

8.

Legal Description:Lot 3, Block 17, Prairie Gardens Addition, Minnehaha County

Recommendation Approval

2012-02-09: FINAL DEVELOPMENT PLAN in Subarea A of the Giggleebee's Redevelopment Planned Development District to construct an apartment building at SE Corner of S. Spring Ave. and W. 13th Street

9.

Legal Description:Lots 1-4, Lot 5 (Except the S. 12.5"), Block 2, Grigsby's Addition, Minnehaha County

Recommendation Approval

2012-02-06: MINOR AMENDMENT in Sub. D of the Meadows on the River Planned Development District to allow expansion of a full-service restaurant at 2600 S. Louise Avenue.

10.

Legal Description:Lot 9C, except E-1 of River Market Addition, Minnehaha County

Recommendation Approval

2012-01-08: FINAL DEVELOPMENT PLAN in Subarea D, Westwood Valley Planned Development District to allow construction of office and personal storage units at 2201 S. Ellis Road.

11.

Legal Description:Part of Tract A, Westwood Valley Addition,
Minnehaha County

Recommendation Approval

CONSENT AGENDA APPROVAL

A motion was made by Commissioner Nick Sershen and seconded by Commissioner Denny Pierson to approve CONSENT AGENDA.

For: Nick Sershen, Andi Anderson, Denny Pierson, Jessie Schmidt, Steve Gaspar, Darla Erb, 6. Against: 0.

Motion Passed

REGULAR AGENDA APPROVAL

A motion was made by Commissioner Nick Sershen and seconded by Commissioner Denny Pierson to approve with Item 6 moved to the REGULAR AGENDA.

For: Nick Sershen, Andi Anderson, Denny Pierson, Jessie Schmidt, Steve Gaspar, Darla Erb, 6. Against: 0.

Motion Passed

2012-02-05: CONDITIONAL USE PERMIT in the RS-1, Residential District to allow a day care center (after school / summer program) at 4800 S. Tomar Road.

6.

Legal Description:Lot 1, Block 12, Donhill Estates Addition,
Lincoln County

Recommendation Approval

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

For: Nick Sershen, Andi Anderson, Denny Pierson, Jessie Schmidt, Steve Gaspar, Darla Erb, 6. Against: 0.

Motion Passed

2012-02-02: REZONE from the River Run Planned Development District to the C-2, General Commercial District for allowed uses at 4101 W. 12th Street.

12.

Legal Description:Tract 5, except section line right-of-way,
except east 100' and except Lot H-1, County Auditor's Subdivision in the NE

1/4 of Section 24-101-50; Tract L1, River Run Addition; vacated 13th Street lying adjacent thereto; and Tract W, River Run Addition; all in Minnehaha County

Recommendation Approval

A motion was made by Commissioner Nick Sershen and seconded by Commissioner Andi Anderson to approve ITEM 12.

For: Nick Sershen, Andi Anderson, Denny Pierson, Jessie Schmidt, Steve Gaspar, Darla Erb, 6. Against: 0.

Motion Passed

2012-02-08: REZONE from the O, Office District to Subarea D of the Avera McKennan Planned Development District for allowed uses at 1201 E. 21st St.

13.

Legal Description:Lots 8-12, Norlin Subdivision, Minnehaha County

Recommendation Approval

A motion was made by Commissioner Steve Gaspar and seconded by Commissioner Denny Pierson to approve ITEM 13.

For: Nick Sershen, Andi Anderson, Denny Pierson, Jessie Schmidt, Steve Gaspar, 5. Against: 0. Darla Erb stepped down for this Item.

Motion Passed

2012-02-11: REZONE from the I-1, Light Industrial District and the RC, Recreation/Conservation District to the I-1, Light Industrial District and the RC, Recreation/Conservation District for allowed uses at 3500 E. Rice Street.

14.

Legal Description:Uplatted land in the NE 1/4 of Section 11-101-49, lying NW of Rice Street and SE of the Big Sioux River, Minnehaha County (as shown by exhibit)

Recommendation Approval

A motion was made by Commissioner Darla Erb and seconded by Commissioner Jessie Schmidt to approve ITEM 14.

For: Nick Sershen, Andi Anderson, Denny Pierson, Jessie Schmidt, Steve Gaspar, Darla Erb, 6. Against: 0.

Motion Passed

2012-02-12: REZONE from the C-4, Planned Commercial District; O, Office District, RA-1, RD, and RS-2, Residential District; and the RC, Recreation Conservation Districts to the C-4, Planned Commercial District; O, Office District; RA-1 and RD, Residential Districts and the RC, Recreation Conservation District for allowed uses and boundary adjustments at NE

15. Corner of the S. Minnesota Ave. and W. 85th Street.

Legal Description:A portion of the S1/2 SW1/4 of Section 14-100-49 and Section 14-100-50, Lincoln County (as shown by exhibit)

Recommendation Approval

Motion to Defer by Commissioner Denny Pierson died for lack of second.

A motion was made by Commissioner Jessie Schmidt and seconded by Commissioner Andi Anderson to approve ITEM 15.

For: Nick Sershen, Andi Anderson, Jessie Schmidt, Steve Gaspar, Darla Erb, 5.
Against: Denny Pierson, 1.

Motion Passed

2012-02-03: FINAL DEVELOPMENT PLAN and MINOR AMENDMENT in Subarea C of the Whisper Ridge Planned Development District to construct 116 residential units in 12 buildings and reduce the rear yard setback from 25' to 14' on 4-plex and 5-plex buildings at S. Southeastern Avenue & Whisper Trail.
19.

Legal Description:Lots 6-14, 17, 18, and 21, Block 18; Whisper Ridge Addition, Lincoln County

Recommendation Approval

A motion was made by Commissioner Steve Gaspar and seconded by Commissioner Darla Erb to APPROVE ITEM 19 W/CONDITIONS.

For: Nick Sershen, Andi Anderson, Denny Pierson, Jessie Schmidt, Steve Gaspar, Darla Erb, 6. Against: 0.

Motion Passed

A RESOLUTION OF THE CITY OF SIOUX FALLS, SD APPROVING THE PROJECT BOUNDARY FOR TAX INCREMENT FINANCE DISTRICT #15.

Legal Description: SW1/4 W OF RIVER (EX HALL'S TRS 1 & 2 & EX LOT E-16. 1 CAS & EX SANFORD SPORTS COMPLEX ADDN in Section 32-102-49 and TR 1 HALL'S ADDN in the SE 1/4 of Section 31-102-49 and HALL'S TR 2 (EX LOT E-10 & EX AIRPORT 5TH ADDN) in the SW 1/4 of Section 32-102-49 and a portion of the SE 1/4 (EX TR 2 HALL'S ADDN & EX H-1 & EX N925 W942 LYING E OF LOT H1 & EX N450 E482 W1424LYING E OF LOT H1 & EX SANFORDSPORTS COMPLEX ADDN) in Section 31-102-49; and Lots 2 & 3, Block 1, Sanford Sports Complex Addition, all properties being located within Minnehaha County

Recommendation Approval

A motion was made by Commissioner Nick Sershen and seconded by Commissioner Darla Erb to approve 16.

For: Nick Sershen, Andi Anderson, Denny Pierson, Jessie Schmidt, Steve Gaspar, Darla Erb, 6. Against: 0.

Motion Passed

A RESOLUTION OF THE CITY OF SIOUX FALLS, SD APPROVING THE PROJECT PLAN FOR TAX INCREMENT FINANCE DISTRICT #15.

Legal Description: SW1/4 W OF RIVER (EX HALL'S TRS 1 & 2 & EX LOT E-17. 1 CAS & EX SANFORD SPORTS COMPLEX ADDN in Section 32-102-49 and TR 1 HALL'S ADDN in the SE 1/4 of Section 31-102-49 and HALL'S TR 2 (EX LOT E-10 & EX AIRPORT 5TH ADDN) in the SW 1/4 of Section 32-102-49 and a portion of the SE 1/4 (EX TR 2 HALL'S ADDN & EX H-1 & EX N925 W942 LYING E OF LOT H1 & EX N450 E482 W1424 LYING E OF LOT H1 & EX SANFORDSPORTS COMPLEX ADDN) in Section 31-102-49; and Lots 2 & 3, Block 1, Sanford Sports Complex Addition, all properties being located within Minnehaha County

Recommendation Approval

A motion was made by Commissioner Jessie Schmidt and seconded by Commissioner Nick Sershen to approve ITEM 17.

For: Nick Sershen, Andi Anderson, Denny Pierson, Jessie Schmidt, Steve Gaspar, Darla Erb, 6. Against: 0.

Motion Passed

18. INFORMATIONAL: SUSTAINABILITY MASTER PLAN

ADJOURNMENT

A motion was made by Commissioner Nick Sershen and seconded by Commissioner Steve Gaspar to adjourn ADJOURNMENT.

For: Nick Sershen, Andi Anderson, Denny Pierson, Jessie Schmidt, Steve Gaspar, Darla Erb, 6. Against: 0.

Motion Passed