

City Planning Commission

Minutes

Carnegie Town Hall, 235 West 10th Street

Wednesday, February 4, 2015 at 6:00 PM

ROLL CALL

Members Present:

Planning Commissioner Andi Anderson

Planning Commissioner Steve Gaspar

Planning Commissioner Ken Dunlap

Planning Commissioner Nick Sershen

Planning Commissioner Sean Ervin

Planning Commissioner Kurt Johnson

Members Absent:

Planning Commissioner Jessie Schmidt

Planning Commissioner Denny Pierson

Planning Commissioner Larry Luetke

INFORMATIONAL ITEM

Planning Recognition: Montgomery's Furniture - Presented by Commissioner Ken Dunlap.

CONSENT AGENDA

1. APPROVAL OF JANUARY 7, 2015 MINUTES OF REGULAR MEETING.

Approved 5-0

2. JANUARY PLATS

Approved 5-0

2094-2014: REZONE from the C-2, Commercial - Neighborhood and Streetcar District to the CN, Conservation District for allowed forms located at the southwest corner of N. Career Ave. and N. Research Drive.

3.

Legal Description: Portion of the N 1/2 of the NW 1/4 (EX Lots H-1 - H-4 & EX W 50' & EX SD Tech Business Center Addition & SD Business Tech Park Addition) & SW 1/4 of the NW 1/4 (EX W 50'), Section 12-101-50, City of Sioux Falls, Minnehaha County, SD, as shown by exhibit

Recommendation Approval

Approved 5-0

2144-2015: REZONE from the C-2, Commercial -Neighborhood and Streetcar District to the Downtown Planned Unit Development for allowed forms located at 901 N. Main Ave.

4.

Legal Description: Lots 10 & 11, Block 25 & Lot 18, Block 26, Brookings and Edmunds Addition, City of Sioux Falls, Minnehaha County, SD.

Recommendation Approval

Approved 5-0

2145-2015: REZONE from the C-2, Commercial -Neighborhood and Streetcar District to the Downtown Planned Unit Development for allowed forms located at 910 N. Main Ave.

5.

Legal Description: Lots 5-9 & W 1/2 of Lots 10-14 & Vacated Alley, Block 36, Brookings and Edmunds Addition, City of Sioux Falls, Minnehaha County, SD.

Recommendation Approval

Approved 5-0

2163-2015: REZONE from the RD-1, Twinhome/Duplex Residential - Suburban District to the C-2, Commercial - Neighborhood and Streetcar District for allowed forms located at 1224 & 1226 E. Rice St.

6.

Legal Description: W 1/2 of the E 2/3, Lots 4-6 (Ex S 7') & E 44' Lots 4-6 (Ex. S 7'), Block 14, Forest Hill Addition, City of Sioux Falls, Minnehaha County, SD.

Recommendation Approval

Approved 5-0

2164-2015: REZONE from the AG, Agriculture District to the RA-3, Apartment Residential - High Density, S-2, Institutional Campus Planned Unit Development, C-2, Commercial - Neighborhood and Streetcar and CN, Conservation

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District for allowed forms located east of S. Cliff Ave. and north and south of E. 77th St.

7.

Legal Description: Tract A, Pike Addition, City of Sioux Falls, Lincoln County, SD, as shown by exhibit.

Recommendation Approval

Approved 5-0

2173-2015: REZONE from the CN, Conservation District to the O, Office District for allowed forms located at 6009 S. Minnesota Ave.

8.

Legal Description: Lot 37A (EX H-1), Emerald Acres Addition, City of Sioux Falls, Lincoln County, SD.

Recommendation Approval

Approved 5-0 to defer to the March meeting.

2176-2015: REZONE from the C-2, Commercial -Neighborhood and Streetcar District to the O, Office District for allowed forms located at 3405 S. Cathy

Ave.

9.

Legal Description: Tract 1B & Tract 19, Jacomet's Tracts, City of Sioux Falls, Minnehaha County, SD.

Recommendation Approval

Approved 5-0

2180-2015: REZONE from the C-2, Commercial - Neighborhood and Streetcar District to the O, Office District for allowed forms located south of E. 26t

h

St. and west of S. Shafer Ave.

10.

Legal Description: Portion of the W 770' of the N 1120' of the NW 1/4 (EX Tracts 1A & 4A Iverson's Tracts & H-2 & Copper Creek Addition) Section 30-10

1-

48, City of Sioux Falls, Minnehaha County, SD, as shown by exhibit.

Recommendation Approval

Approved 5-0

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

2162-2015: CONDITIONAL USE PERMIT in the RE3 form to allow a car wash within 250' of DD forms located at 1620 S. Sycamore Ave.

11.

Legal Description: Tract A, Lot 1, Carriage Villa Addition, City of Sioux Falls, Minnehaha County, SD.

Recommendation Approval

Approved 5-0

2167-2015: CONDITIONAL USE PERMIT in the UT2 form to allow a telecommunications tower located at 3510 S. Ralph Rogers Rd.

12.

Legal Description: Lot 2, Block 1, Lundstrom's 3rd Addition, City of Sioux Falls, Lincoln County, SD.

Recommendation Approval

Approved 4-0 (Commissioner Ken Dunlap abstained), with the following stipulations:

1. Construct equipment buildings with a similar look and color as the existing EMBE building;
2. Provide a 6' high vinyl screen fence around the tower and equipment;
3. Provide three coniferous trees on the east side of the proposed lease area

2183-2015: PRELIMINARY SUBDIVISION PLAN for USF South Campus Addition located east of S. Cliff Ave. and north and south of E. 77th St.

13.

Legal Description: Tract A, Pike Addition, City of Sioux Falls, Lincoln County, SD.

Recommendation Deferral

Approved 5-0 to defer until the March meeting.

NEW BUSINESS

There was none.

ADJOURNMENT

The meeting was adjourned at 6:23 p.m.