

City Planning Commission

Minutes

Carnegie Town Hall, 235 West 10th Street

Wednesday, September 2, 2015 at 6:00 PM

ROLL CALL

Members Present:

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 Nick Sershen

Members Absent:

Planning Commissioner Andi Anderson

Planning Commissioner Denny Pierson

CONSENT AGENDA

1. APPROVAL OF AUGUST 5, 2015 MINUTES OF REGULAR MEETING.

Approved 6-0

2. AUGUST PLATS

Approved 6-0

2541-2015: REZONE from the RD-1, Twin Home/Duplex Residential and C-2, Commercial - Neighborhood and Streetcar Districts to the C-4, Commercial - Regional District for allowed forms located at the northwest corner of W. 41st St. and S. Duluth Ave.

3.

Legal Description: Lots 1-11 & 14-21, Block 4, Roger Mills Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 6-0 with the following conditions:

1. An alternative site plan including detailed buffer yard plans, be approved

by the Planning Commission;

2. The proposed 113 employee parking spaces (61 within the new parking lot and 52 behind the existing Billion Auto -Kia building) will be permanently marked and reserved for Billion employees only;
3. Uses will be limited to outdoor motor vehicle sales and display and associated employee parking areas.

3236-2015: REZONE from the RS, Single-Family Residential - Suburban district to the O, Office district for allowed forms located at 4605 S. Louise Ave.

4.

Legal Description: Lot 2 (EX H-1), Block 1, Hel-Ray Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 6-0

3271-2015: REZONE from AG, Agricultural District to the RS, Single Family Residential- Suburban District for allowed forms located southwest of Great Bear Recreation area.

5.

Legal Description: NE 1/4 of the NW 1/4, Section 12, T101-R49W, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 6-0

3285-2015: REZONE from the RA-1, Apartment Residential- Low-Density District to the C-2, Commercial- Neighborhood and Streetcar District for allowed forms located at 4800 S. Louise Ave.

6.

Legal Description: Lot 1(EX H-1), Block 3, Cottonwood Heights Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 6-0

3223-2015: PRELIMINARY SUBDIVISION PLAN for Copper Creek Estates Addition located at the southwest corner of E. 26th St. and S. Six Mile Rd.

7.

Legal Description: E 1/2 of the NW 1/4, Section 30, T101N-R48W, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 6-0

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

Item 3 was heard at this time. See item for action taken.

3238-2015: REZONE from the CN, Conservation district to the RA-1, Apartment Residential-Low Density district for allowed forms located at the southwest corner of W. 12th St. and S. Discovery Ave.

8.

Legal Description: Tract 9 of Rocky Ridge Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 4-2 (Commissioners Sean Ervin and Kurt Johnson opposed) with the following condition:

1. Buildings shall be no more than one story in height.

3263-2015: CONDITIONAL USE PERMIT in the BCF1 form to allow flat roofing and stone veneer within 250' of DD or AD forms located at 2401 W. Trevi Place.

9.

Legal Description: Lot 1A, Block 5, Three Fountains Addition, City of Sioux Falls, Lincoln County, SD

Recommendation Approval

Approved 6-0

3233-2015: ALTERNATIVE SITE PLAN FOR A PARKING REDUCTION ALTERNATIVE PLAN in the S-1, General Institutional District located at 5200 W. Lake Shore Blvd.

10.

Legal Description: Lot 5, Lorraine Towne Center Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 6-0

NEW BUSINESS

There was none.

ADJOURNMENT

The meeting was adjourned at 7:19 p.m.