

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

3. 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.
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

4. 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.
Legal Description: Lots 14-17, Block 6, Highland Park Subdivision, Minnehaha County
Recommendation Approval

5. 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.
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

6. 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.
Legal Description: Lot 4, Block 18, Dawley Farm Village Addition, Minnehaha County
Recommendation Approval

7. 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.
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
REGULAR AGENDA APPROVAL

A motion was made by Commissioner Ken Dunlap and seconded by Commissioner Kent Metzger to approve REGULAR AGENDA APPROVAL.

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

9. 2011-02-11: REZONE from the RA-2, Residential District and the C-2, General Commercial District to the Giggleebee's Redevelopment Planned Development District for a mixed-use development at NW Corner of S. Minnesota Ave. and W 14th St.
Legal Description: Lots 1-12 and vacated alley, Block 2, Grigsby's Addition, Minnehaha County
Recommendation Approval

WITHDRAWN by PETITIONER

10. 2011-01-11: MAJOR AMENDMENT to Subarea B of the 69th Street and Louise Avenue Planned Development District to add hotel/motel as an allowed use at 3400 W. 69th St.
Legal Description: Block 2, Sonler Addition, Lincoln County
Recommendation Approval

A motion was made by Commissioner Kent Metzger and seconded by Commissioner Ken Dunlap to approve 2011-01-11: MAJOR AMENDMENT to Subarea B of the 69th Street and Louise Avenue Planned Development District to add hotel/motel as an allowed use at 3400 W. 69th St. Legal Description: Block 2, Sonler Addition, Lincoln County .

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

A motion was made by Commissioner Pam Breidenbach and seconded by Commissioner Lynnette Olson to amend 2011-01-11: MAJOR AMENDMENT to Subarea B of the 69th Street and Louise Avenue Planned Development District to add hotel/motel as an allowed use at 3400 W. 69th St. Legal Description: Block 2, Sonler Addition, Lincoln County .

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

11. 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
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 2 STIPULATIONS

12. 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
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

Motion Passed

15. 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
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

16. 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
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

17. 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
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