

City Planning Commission  
Minutes  
Carnegie Town Hall, 235 West 10th Street  
Wednesday, August 1, 2012 at 7:00 PM

ROLL CALL

Members Present:

Planning Commissioner Ken Dunlap  
Planning Commissioner Meredith Larson  
Planning Commissioner Nick Sershen  
Planning Commissioner Denny Pierson  
Planning Commissioner Jessie Schmidt  
Planning Commissioner Steve Gaspar  
Planning Commissioner Diane DeKoeper

Members Absent:

Planning Commissioner Andi Anderson  
Planning Commissioner Darla Erb

CONSENT AGENDA

1. APPROVAL OF JULY 11, 2012 MINUTES OF REGULAR MEETING.

Approved 7-0

2. PLATS

Approved 7-0

CONSENT AGENDA APPROVAL

A motion was made by Commissioner Nick Sershen and seconded by Commissioner Jessie Schmidt to approve the Consent Agenda with Item 6 being deferred and Item 9 being moved to the Regular Agenda.  
For: Ken Dunlap, Meredith Larson, Nick Sershen, Denny Pierson, Jessie Schmidt, Steve Gaspar, Diane DeKoeper, 7. Against: , 0.  
Motion Passed

3. 1. 2012-07-02 CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow an on-sale alcohol establishment use at 3100 W 12th Street.

Legal Description: Lot C Sub Tr 1 Naredel s Addn. & Lots 2 & 3 Tr 2D Naredel s 2nd Addn., Minnehaha County.

Recommendation Approval

Approved 7-0 with the following conditions:

1. Approved for this applicant and this owner only.
2. Security Management Plan approved by the Sioux Falls Police Department.

4. 1. 2012-07-04 CONDITIONAL USE PERMIT in C-4 Planned Development District to allow retail trade and service, including gas dispensing, on a parcel greater than one acre in size at 3400 S Grange Avenue.

Legal Description: Proposed Lot 1, Block 2, Williams Addn., Minnehaha County, by exhibit.

Recommendation Approval

Approved 7-0 with the following conditions:

1. Implement the approved Traffic Impact Study findings:
  - Re-stripe the north leg of Grange Avenue at 41st Street to provide a left-turn lane. On street parking will be required to be removed.

- Provide a pedestrian crosswalk and pedestrian crossing signs per the MUTCD across Grange Avenue.
- Construct a 4-lane undivided section on Grange Avenue between 41st Street and North Drive [Venture Place].
- Repaint/restripe Grange Avenue from the 4 lane taper section from the north to south drive way as a 3 lane section. Then taper back to a 2 lane section.
- Work with the 41st Street business property owners north of this development property to provide for a back access to the north drive lane per the 41st Street Corridor Study

5. 1. 2012-07-06 PERMITTED SPECIAL USE in Subarea E River Crossing Planned Development District to allow an on-sale alcohol establishment use at 2209 W 57th Street.  
 Legal Description: Lot 1A, Block 7, River Crossing Addn., Lincoln County.  
 Recommendation Approval

Approved 7-0 with the following conditions:

1. Approval for this applicant only.
2. Security Management Plan to be approved and updated with the Sioux Falls Police Department.

6. 1. 2012-07-05 FINAL DEVELOPMENT PLAN in Subarea G Dawley Farm Village Planned Development District to allow for furniture retail trade and service use at SD HWY 100 and SD 42.  
 Legal Description: A portion of Lot 7, Block 17, Dawley Farm Village Addn., Minnehaha County, by exhibit.  
 Deferred by Applicant to September 2012 meeting.  
 Approved Deferral 7-0

7. 1. 2012-07-07 FINAL DEVELOPMENT PLAN in Subarea C Garden Village Planned Development District to allow medical office use at 6908 S Lyncrest Place.  
 Legal Description: Lot 3, Block 5, Garden Village Addn., Lincoln County.  
 Recommendation Approval

Approved 7-0 no conditions

8. 1. 2012-07-09 FINAL DEVELOPMENT PLAN and MINOR AMENDMENT in Subarea A Willow Creek Planned Development District to allow an increase in density and building height to construct a multi-family residential building at West 18th Street and Willow Creek Place.  
 Legal Description: Lot 2A, Tract A, Delbridge Addn., Minnehaha County.  
 Recommendation Approval

Approved 7-0 with the following conditions:

- 1.Plans approved as submitted. Any changes to final design or layout will be required to be reviewed and approved by the Planning Department. Substantial changes may require Planning Commission approval.
- 2.Maintain roadway easements or file appropriate street vacation prior to proceeding with construction. Complete easement vacation process prior to building permit issuance.

9. 1. 2012-07-11 FINAL DEVELOPMENT PLAN in Subarea K, Bentwood Village Planned Development District to allow townhomes at 81st Street and Beal

Avenue.

Legal Description: Lots 1-6, Block 1 and Lots 1-6, Block 2, Tract 1  
Bentwood Place Addn., Lincoln County.  
Recommendation Approval

MOVED TO THE REGULAR AGENDA

REGULAR AGENDA APPROVAL

A motion was made by Commissioner Meredith Larson and seconded by Commissioner Steve Gaspar to approve the Regular Agenda.

For: Ken Dunlap, Meredith Larson, Nick Sershen, Denny Pierson, Jessie Schmidt, Steve Gaspar, Diane DeKoeyer, 7. Against: , 0.

Motion Passed

Item 9 was heard at this time

9. 2012-07-11 FINAL DEVELOPMENT PLAN in Subarea K, Pages 67 - 84  
Bentwood Village Planned Development District to allow townhomes at 81st Street and Beal Avenue.  
Legal Description: Lots 1-6, Block 1 and Lots 1-6, Block 2, Tract 1 Bentwood Place Addn., Lincoln County.  
Staff Russ Sorenson  
Petitioner Brady Hyde, Empire Homes, LLC  
Recommendation Approval

Approved 7-0 with the following conditions:

1. Prior to the issuance of building permits, a landscape plan will be required to be approved by the Planning Director.
2. Prior to the issuance of building permits, an adjacent pedestrian cross walk across Beal Avenue is needed to Explorer Elementary School. PATH committee needs to review and determine location.

10. 1. 2012-06-17 REZONE from the RS-2 and RD, Residential Districts to the Sanford USD Medical Center Planned Development District for allowed uses, medical office uses and parking within an area boarded by 18th Street and 22nd Street, between Menlo and Prairie Avenues.  
Legal Description: An area boarded by 18th Street and 22nd Street, between Menlo and Prairie Avenues, Minnehaha County, by exhibit.  
Recommendation Approval  
Approved 6-0, Commissioner Meredith Larson abstained
11. 1. 2012 -07-08 MAJOR AMENDMENT in Subarea C West 57th Street #2 Planned Development District to allow multi-family uses at West 58th Street and South Rolling Green Avenue.  
Legal Description: Tract 2, Block 2, Pana Addn., Lincoln County  
Recommendation Approval

Approved 7-0

12. 2012-05-16: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow motor vehicle repair and sales at 300 S. Marion Rd & 5212 W. 12th St.  
Legal Description: Lot 16, Block 4, Industrial Subdivision; Tract 1 (Ex. S 7' Road & Ex. E. 75') CAS SW 1/4 SW 1/4 Section 13-101-50, Minnehaha County  
Recommendation Deferral

Request to DEFER by Staff Applicant not present.

Approved DEFERRAL 7-0

13. 1. 2012-07-03      CONDITIONAL USE PERMIT in C-3 Central Business District  
to allow an on-sale alcohol establishment use at 330 S 1st Avenue.  
Legal Description: S10 Lot 1 & All Lots 2 & 3, Block 5, Gale s Sioux  
Falls Addn., Minnehaha County.  
Recommendation Approval

Approved 7-0 with the following conditions:

1. This permit is approved for consumption of full servings of alcoholic beverages, provided that on-sale consumption of alcoholic beverages is an accessory use. The primary use of the premise will continue to be as a package liquor store.
2. Applicant must secure the appropriate on-sale alcohol license from the city of Sioux Falls.

ADJOURNMENT

A motion was made by Commissioner Nick Serphen and seconded by Commissioner Steve Gaspar to adjourn the meeting at 8:58 p.m. All members present voted yes. Motion Passed.

Tamara Jorgensen, CMC

Assistant City Clerk