

City Planning Commission  
Minutes  
Carnegie Town Hall, 235 West 10th Street  
Wednesday, June 3, 2015 at 6:00 PM

ROLL CALL

Members Present:

Planning Commissioner Andi Anderson  
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 Denny Pierson

Members Absent:

Planning Commissioner Nick Sershen

CONSENT AGENDA

1. APPROVAL OF MAY 6, 2015 MINUTES OF REGULAR MEETING.

Approved 7-0

2. MAY PLATS

Approved 7-0

3. 2543-2015: REZONE from the C-2, Commercial Neighborhood and Streetcar and I-1, Light Industrial Districts to the Downtown Planned Unit Development for allowed forms located north of E. 8th St. and east and west of N. Weber Ave. Legal Description: CO AUD SUB SE ... S 196 TRACT 4 16 101 49 & VAC WEBER AVE ADJ 16-101-49 SIOUX FALLS CITY UNPLATTED & LOT 1 TRACT 4 CO AUD SUB SE1/4 16 101 49 LOT 1 16-101-49 SIOUX FALLS CITY UNPLATTED & ALL N OF C 7TH ST IN TRACT 4 SE1/4 16 101 49 16-101-49 SIOUX FALLS CITY UNPLATTED & S1/2 VAC 5TH ST & VAC ALLEY & E1/2 VAC FALLS AVE ALL LYING ADJ & LOTS BLOCK 37 SHAWS SIOUX FALLS ADDN LOT 18 BLK 37 SHAWS SIOUX FALLS ADDN & TRACT B ILL CENTRAL RR SUB LOTS 17, 18 & S32' 16 & TRACT A OF LOT 6 GRAHAMS ADDN BLK 38 SHAWS SIOUX FALLS ADDN & LOT 1A, 2A, 3A AND E150 LOT 4A, LOT 4A (EX E150) & ALL LOT 5A GRAHAM'S ADDN TO CITY OF SIOUX FALLS & CHICAGO & NORTHWESTERN RAILROAD ROW NE1/4 16-101-49 SIOUX FALLS CITY UNPLATTED & LOTS A & (PARK) LOT B AND LOT D ILLINOIS CENTRAL GOLF RR CO 3RD ADDN TO CITY OF SIOUX FALLS & W1/2 VAC NORTH FALLS AVE LYING ADJ & LOTS 1 TO LOT 10 BLK 1 MANITOBA ADDN TO CITY OF SIOUX FALLS & TRACT 5, 18 AND 19 SW1/4 16-101-49 SIOUX FALLS CITY UNPLATTED & TRACT 6 SE ... ASSESSED BY STATE 16-101-49 SIOUX FALLS CITY UNPLATTED & TRACT 18 SE ... 16-101-49 SIOUX FALLS CITY UNPLATTED, as shown by exhibit, City of Sioux Falls, Minnehaha County  
Recommendation Approval

Approved 7-0

4. 2709-2015: REZONE from the RD-2, Townhome Residential - Suburban district to the I-1, Light Industrial district for allowed forms located at 504 S. McKnelly Ave.

Legal Description: NW 1/4 of the S 1/2, Block 2, Hayward s Subdivision, City of Sioux Falls, Minnehaha County

Recommendation Approval

Approved 7-0

5. 2729-2015: REZONE from the AG, Agriculture district to the RD-1, Twin Home/

Duplex Residential district for allowed forms located west of S. Infield Ave. and south of E. 41st St.

Legal Description: Tract 1, Olesen s Addition, City of Sioux Falls, Minnehaha County

Recommendation Approval

Approved 7-0

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

6. 2341-2015: REZONE from the RS, Single-family Residential - Suburban and RD-1, Twin Home/Duplex Residential - Suburban Districts to the C-2, Commercial - Neighborhood and Streetcar District for allowed forms located at 504 & 604 S. Hillview Rd.

Legal Description: Lots 5 & 6, Block 3, East Acres Subdivision, City of Sioux Falls, Minnehaha County

Recommendation None

Approved 7-0

7. 2454-2015: REZONE from the RS, Single-Family Residential - Suburban and RD-1, Twin Home/Duplex Residential Suburban Districts to the RD-1, Twin Home/Townhome Residential- Suburban and RD-2, Townhome Residential - Suburban District for allowed forms located east and west of N. Pennsylvania Ave. and south of W. 54th St. N.

Legal Description: Lots 16-19, Block 5, Lots 1-14, Block 6 & Lots 1-9, Block 7, Green Hills Addition, City of Sioux Falls, Minnehaha County

Recommendation Approval

Approved 7-0

8. 2734-2015: REZONE from the RS, Single-Family Residential Suburban district to the RD-1, Twin Home/Duplex Residential Suburban district for allowed forms located west of S. Sertoma Ave. and south of W. Stoney Creek St.

Legal Description: Lot 1, Block 10, Memorial Park Estates Addition, City of Sioux Falls, Minnehaha County

Recommendation Approval

Approved 7-0

9. 2696-2015: CONDITIONAL USE PERMIT in the BCF1 form to allow a Funeral Home within 250' from DD, AD or MD forms located at the southeast corner of W. 81st St. and S. Minnesota Ave.

Legal Description: Lot 1, Block 1, Dakota Crossing Addition, City of Sioux Falls, Lincoln County

Recommendation Approval

Approved 7-0

10. 2741-2015: ALTERNATIVE SITE PLAN to provide an Alternative Landscape Plan to allow 100% of the required street trees in the right-of-way located at 2000 W. 41st St.

Legal Description: S %, vacated St. & Lots 1-6 (EX S 7 of Lot 6, Block 4, Pettingill & Steadmans Addition, City of Sioux Falls, Minnehaha County

Recommendation Approval

Approved 7-0

11. 2725-2015: INTITAL DEVELOPMENT PLAN for the Prairie Creek Memory Care Institutional Campus Planned Unit Development located at the northeast corner of W. 57th St. and S. Solberg Ave.  
Legal Description: Portion of the SW 1/4, Section 36, T101-R50, City of Sioux Falls, Minnehaha County  
Recommendation Approval

Approved 7-0

12. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY BY REVISING PLANNING AND ZONING APPLICATION FEES.  
Recommendation Approval

Approved 7-0

13. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD REVISITING THE PROJECT PLAN AND BOUNDRY FOR TAX INCREMENT FINANCE DISTRICT 2014A TYLER BLOCK TIF  
Recommendation Approval

District Boundary

Approved 7-0 to designate the project boundary for Tax Increment District 2014A as proposed for submission to the City Council.

Approved 7-0 to recommend forming the Tax Increment District 2014A.

Project Plan

Approved 7-0 to adopt the project plan as proposed for Tax Increment District 2014A for submission to the City Council.

Approved 7-0 to recommend approval of the project plan for Tax Increment District 2014A.

14. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD APPROVING THE PROJECT PLAN FOR TAX INCREMENT FINANCE DISTRICT 2015A PAVILLION SQUARE  
Recommendation Denial

Approved 7-0 to defer.

15. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE PROJECT BOUNDARY FOR TAX INCREMENT FINANCE DISTRICT 2015A PAVILLION SQUARE  
Recommendation Denial

Approved 7-0 to defer.

NEW BUSINESS

There was none.

ADJOURNMENT

The meeting adjourned at 7:24 p.m.