

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

3. 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.

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.

4. 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.

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

Recommendation Approval

Approved 6-0

5. 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.

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

Recommendation Approval

Approved 6-0

6. 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.
Legal Description: Lot 1(EX H-1), Block 3, Cottonwood Heights Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0

7. 3223-2015: PRELIMINARY SUBDIVISION PLAN for Copper Creek Estates Addition located at the southwest corner of E. 26th St. and S. Six Mile Rd.
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.

8. 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.
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.

9. 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.
Legal Description: Lot 1A, Block 5, Three Fountains Addition, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 6-0

10. 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.
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.