

CITY CLERK

2021 JUL 30 AM 10:54

MINUTES
PLANNING COMMISSION
July 29, 2021
5:30 P.M. Regular Meeting

	<u>Name</u>	<u>Members' Term Attendance</u> (mtgs attended-mtgs absent)	<u>End of Current Term of Office</u>
MEMBERS PRESENT:	Ben Burtnett	(29-09)	02/12/23
	Bob Bucher	(36-04)	06/15/23
	Donna Jean Boyer	(37-02)	07/22/23
	Reba Kendall	(61-07)	01/29/22
	Tim Doyle	(13-05)	12/14/24
MEMBERS ABSENT:	Allison Tschannen	(13-10)	07/15/24
	Lauren Catron	(32-14)	07/17/22
	Josh Knight	(08-02)	08/05/23
STAFF PRESENT:	Ted Elo, Assistant City Attorney Zack Martin, City Planner Andy Clements, Public Works Director Rebecca Shipp, Executive Administrative Assistant		

Call to Order –Kendall called the meeting to order at 5:31pm.

ROLL CALL: Tschannen-absent, Catron-absent, Burtnett-present, Bucher-present, Doyle-present, Knight-absent, Kendall-present, Boyer-present. Quorum is present. Five members constitute a quorum.

Kendall entered Chapters 11, 26 and 31 of the Code of Ordinances into evidence.

Doyle made a motion to approve the minutes of the June 24, 2021 meeting. Burtnett seconded.

VOTE: Burtnett-yes, Bucher – yes, Doyle-yes, Kendall-yes, Boyer-yes
Ayes – 5, Nays – 0, Abstain – 0 Minutes approved.

Martin informed Commission there were no adjustments or postponements however, a letter had been placed at each of their seats that was received earlier in the day from the applicant.

NEW BUSINESS

ITEM #1 Major Subdivision – A request for approval of a preliminary plat for a major commercial subdivision entitled Dunning Express located at 4200 Waterworks Road, as requested by Mike Dunning.

Major subdivisions are forwarded to the City Council.

Staff recommendation: approval with conditions

Martin gave the staff report.

Discussion was held between commissioners and staff regarding the item.

Kendall opened the item for public comment.

Mike Dunning -4200 Waterworks Road, spoke in favor of the item.

Bill Falkner – 3214 Miller Road, spoke in favor of the item.

No one spoke in opposition to the item.

Kendall closed the item for public comment.

Burnett made a motion to approve the item. Boyer seconded.

**VOTE: Burnett-yes, Bucher – yes, Doyle-yes, Kendall-yes, Boyer-yes
Ayes – 5, Nays – 0, Abstain – 0 Motion approved.**

Further discussion was held between commissioners and staff regarding the item.

**ITEM #2 Authorization to enter into a Subdivision Improvement Agreement -
Approval of an application to waive the requirement of Section 26-70(a) and permit the
applicant to enter into a subdivision improvement agreement for Dunning Express as
provided in Section 26-71(a).**

Approved or denied by the Planning Commission

Staff recommendation: approval

Martin gave the staff report.

Discussion was held between commissioners and applicant regarding the item.

Kendall opened the item for public comment.

No one spoke in favor of the item.

No one spoke in opposition to the item.

Kendall closed the item for public comment.

Doyle made a motion to approve the item. Burtnett seconded.

**VOTE: Burtnett-yes, Bucher – yes, Doyle-yes, Kendall-yes, Boyer-yes
Ayes – 5, Nays – 0, Abstain – 0 Motion approved.**

ITEM #3 Zoning District Change – A request for approval of a change of zoning from CP-3, Planned Commercial District to M-1, Light Manufacturing District for the property located at 4200 Waterworks Road as requested by Michael Carpenter representative of POET Design and Construction on behalf of Mike Dunning.

Zoning District Changes move on to City Council

Staff recommendation: approval

Martin gave the staff report.

Discussion was held between commissioners and staff regarding the item.

Kendall opened the item for public comment.

Mike Carpenter – 4615 N Lewis Ave, Sioux Falls, SD, spoke in favor of the item.

No one spoke in opposition to the item.

Kendall closed the item for public comment.

Discussion was held between commissioners and staff regarding the item.

Burtnett made a motion to approve the item. Doyle seconded.

**VOTE: Burtnett-yes, Bucher – yes, Doyle-yes, Kendall-yes, Boyer-yes
Ayes – 5, Nays – 0, Abstain – 0 Motion approved.**

Martin gave a preview of items of August's agenda.

There was discussion between commissioners and staff regarding various ongoing projects.

The meeting adjourned at 6:16 pm.

Minutes respectfully submitted,

Rebecca Shipp