

MINUTES

Monday, February 28, 2011



Land Use Committee

5:37 PM
Carnegie Town Hall
235 West 10th Street

Members Present: Council Member Kenny Anderson Jr., Council Member Michelle Erpenbach, Council Member Bob Litz, and Council Member Rex Roling

Members Absent: None

Staff Present: Tamara Jorgensen, CMC, Assistant City Clerk

Guests: Cheryl Rath, David Pfeifle, Thad Schetnan, Kyle Orth, Steve Hildebrand, Lee Brown, Jonathan Ellis, Dave Syverson, Greg Jamison, Sue Aguilar, Mike Cooper, Jeff Schmitt, Erica Beck, Darrin Smith, Shawna Goldammer, Anne Hajek, Jim Entenman, Jeanne Gerkin, Gerald Gerkin, and Jeff Scherschligt.

1. Call To Order

Committee Chair Erpenbach called the meeting to order at 5:37 p.m.

2. Approval of Minutes

A. Monday, November 29, 2010

A motion was made by Council Member Rex Roling and seconded by Council Member Bob Litz to approve the minutes. Erpenbach called for a voice vote and all members present voted yes.

Motion Passed.

3. Discussion

A. RV Parking discussion

Citizen Kyle Orth addressed the committee and distributed photographs of his property. Discussion was held regarding the schematics of his property and that the restrictions he has made it difficult to comply with code enforcement regulations.

Mike Cooper, Director of Planning and Building Development stated there are provisions in the Board of Adjustments to handle 'hardship variances' (such as irregular shaped

lots) as described by Mr. Orth. These 'hardship' variances are reviewed every month by the Board of Adjustments.

Shawna Goldammer, Zoning Enforcement Manager, stated that she is familiar with Mr. Orth's double fronted lot and explained the lot requirements to the committee. The Planning Department will work with Orth to ascertain whether or not his property is subject to a variance and will work with him to comply with the code enforcement regulations.

Discussion was held regarding corner lots and lots in older neighborhoods.

B. Zoning amendment process update by Mike Cooper, Director of Planning and Building Services; and Jeff Schmitt, Chief Planning and Zoning Official

Schmitt presented a power point demonstration entitled 'Shape Sioux Falls 2035' which illustrated the following points: Zoning Ordinance updates, Existing Zoning Hierarchy, Informed Development Community, Policies and Challenges, Opportunities, How To Find the Study Group Sites at www.siouxfalls.org, Study Group Guidelines, Current Study Groups, and the Study Group Process. Discussion followed.

C. Committee's visioning discussion

Darrin Smith, Community Development Director and Erica Beck, Community Development Manager presented a power point demonstration entitled "Community Development Overview" which illustrated the following points: A Community Development Organizational Chart, Neighborhood Redevelopment for the Economic Development Division and the Affordable Housing Division, 2011 Affordable Housing Initiatives, Public Parking Division and 2011 Public Parking Initiatives, Economic Development Division, Downtown Development, Economic Development Incentives, and Quality of Life Projects. Discussion followed.

D. Build It Downtown

Erpenbach opened the discussion by reminding the committee that one of the purposes of the Land Use Committee is for 'fact finding' and gathering information. After opening remarks from Erpenbach, Roling stated that he would like to see this presentation put on hold until after more information was received from other studies regarding economic impact. He also thought it would have been better to have a proponent present to discuss the Arena site. Erpenbach stated that the purpose of the Land Use Committee is to review uses for Land Use which includes the downtown areas. She further stated that the Chair sets the Agenda and that the other items on the Agenda were received and heard by the committee.

Roling made a motion to 'Table' section 3D, The Build It Downtown presentation, to a more appropriate time. A second to this motion was received by Litz.

Council Chair Erpenbach called for a vote on ‘taking this off of the agenda and tabling this item’. A voice vote was taken with the following results: Yeses: Rolfing

Council Chair Erpenbach called for a vote on ‘keeping this item on the agenda’ and proceeding with the presentation. A voice vote was taken with the following results: Yeses: Erpenbach.

Council Members Anderson Jr. and Litz did not respond.

Item 3D was removed from the Agenda and the discussion. Council Chair Erpenbach thanked the presenters for coming to the meeting.

4. Open Discussion

There was none.

5. Adjournment

A motion was made by Council Member Bob Litz to adjourn the meeting at 6:47 p.m. Erpenbach called for a voice vote and all members present voted yes.

Motion Passed.

Tamara Jorgensen, CMC
Assistant City Clerk