

CITY PLANNING COMMISSION  
Advisory Committee to City Council on Land Use and Zoning  
Meeting Agenda  
Wednesday, April 5, 2017  
6:00 PM

Chair: Kurt Johnson  
Vice Chair: Sean Ervin  
Subject: The City Planning Commission will meet at 6:00 PM on  
Wednesday, April 5, 2017 at Carnegie Town Hall, 235 West 10th Street.

MEETING ASSISTANCE: UPON REQUEST, ACCOMODATIONS FOR MEETINGS WILL BE PROVIDED FOR PERSONS WITH DISABILITIES. PLEASE CONTACT THE HUMAN RELATIONS OFFICE, SECOND FLOOR, CITY HALL, 224 WEST 9TH STREET, SIOUX FALLS, SD AT 367-8888 (VOICE) OR 367-7039 (TDD) 48 HOURS IN ADVANCE OF THE MEETING.  
ADDRESSING THE CITY PLANNING COMMISSION: PERSONS ADDRESSING THE SIOUX FALLS CITY PLANNING COMMISSION SHALL USE THE MICROPHONE AT THE FRONT PODIUM. PLEASE STATE YOUR NAME AND ADDRESS. PRESENTATIONS ARE LIMITED TO FIVE MINUTES.  
CITY PLANNING COMMISSION MEETINGS: SIOUX FALLS CITY PLANNING COMMISSION MEETINGS AIR LIVE ON CityLink THE FIRST WEDNESDAY OF EACH MONTH AT 6:00 P.M.  
CityLink REBROADCAST: Saturday 10:00 A.M. REBROADCAST OF MOST RECENT CITY PLANNING COMMISSION MEETING (first Saturday after live meeting), FRIDAY 7:00 P.M. REBROADCAST OF MOST RECENT CITY PLANNING COMMISSION MEETING (first Friday after live meeting).

CONSENT AGENDA

1. APPROVAL OF MARCH 1, 2017 MINUTES OF REGULAR MEETING.
  
2. MARCH PLATS
  
3. 6379-2017: REZONE from the RD-1, Twin Home/Duplex Residential Suburban District to the I-1, Light Industrial District located at 2930 N. Highland Ave. Pages 1 - 8  
Legal Description: Tract 99 (Ex: Brander s Addition)  
Norton Tracts Subdivision, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Ken Brander  
Recommendation Approval
  
4. 6445-2017: REZONE from the RT-1, Single-Family Residential Traditional District to the RS, Single-Family Residential Suburban District located at the southwest corner of S. Kenton Ln. and W. Bitterroot St. Pages 9 - 14  
Legal Description: Lots 1A -11A, Block 2, Three Fountains Addition, City of Sioux Falls, Lincoln County, SD  
Staff Jason Bieber  
Petitioner Steve Van Buskirk  
Recommendation Approval

5. 6458-2017: REZONE from the AG, Agricultural District to Pages 15 - 20  
the RS, Single-Family Residential Suburban District located  
at 6000 E. 33rd St.  
Legal Description: Tract 1 (Ex: Lots H-1 & H-2),  
Evangelical Covenant Church Addition, City of Sioux Falls,  
Minnehaha County, SD  
Staff Jeff Schmitt  
Petitioner Albert Schmidt  
Recommendation Approval
  
6. 6459-2017: REZONE from the AG, Agricultural District to Pages 21 - 26  
the RS, Single-Family Residential Suburban District located  
at 4101 S. Klein Ave.  
Legal Description: Burkey Tract 12, S1/2, NW1/4 of  
Section 34, Township101 North, Range 50 West, City of Sioux  
Falls, Minnehaha County, SD  
Staff Jeff Schmitt  
Petitioner Albert Schmidt  
Recommendation Approval
  
7. 6476-2017: REZONE from the AG, Agriculture District to Pages 27 - 32  
the C-4, Commercial Regional District located south of E.  
85th St. and east of S. Minnesota Ave.  
Legal Description: Tract 4, Akersons Addition, City of  
Sioux Falls, Lincoln County, SD  
Staff Jason Bieber  
Petitioner Steve Van Buskirk  
Recommendation Approval
  
8. 6355-2017: PRELIMINARY SUBDIVISION PLAN for Smart Homes Pages 33 - 42  
Addition located north of E. 26th St. and west of S. Cleveland  
Ave.  
Legal Description: Lot 6, Riverview Addition &  
Ostrander s Subdivision Lot A as shown by exhibit City of  
Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Vince McCormick  
Recommendation Approval
  
9. A Resolution Establishing Subdivision Authority Boundary Pages 43 - 46  
Outside of Municipal Corporate Limits Between the City of  
Sioux Falls and the City of Crooks  
Staff Jeff Schmitt  
Petitioner Albert Schmidt  
Recommendation Approval
  
10. A Resolution Establishing Subdivision Authority Boundary Pages 47 - 50  
Outside of Municipal Corporate Limits Between the City of  
Sioux Falls and the City of Harrisburg  
Staff Jeff Schmitt  
Petitioner Albert Schmidt  
Recommendation Approval
  
11. A Resolution Establishing Subdivision Authority Boundary Pages 51 - 54

Outside of Municipal Corporate Limits Between the City of  
Sioux Falls and the City of Hartford  
Staff Jeff Schmitt  
Petitioner Albert Schmidt  
Recommendation Approval

12. A Resolution Establishing Subdivision Authority Boundary Pages 55 - 58  
Outside of Municipal Corporate Limits Between the City of  
Sioux Falls and the City of Tea  
Staff Jeff Schmitt  
Petitioner Albert Schmidt  
Recommendation Approval

13. A Resolution Amending the Shape Sioux Falls 2040 Pages 59 62  
Comprehensive Plan  
Staff Jeff Schmitt  
Petitioner Albert Schmidt  
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

14. 6219-2017: REZONE from the AG, Agriculture District to Pages 63 - 70  
the LW, Live/Work District for allowed forms located north of  
E. 6th St. and east of N. Bahnson Ave.  
Legal Description: Lot 4, Laceys Homestead Addition,  
City of Sioux Falls, Minnehaha County, SD  
Staff Diane deKoeyer  
Petitioner Lois & Kelly Brown  
Recommendation Approval with Conditions

15. 6357-2017: REZONE from RS, Single-Family Residential Pages 71 - 78  
Suburban and LW, Live/Work District to the RD-2, Townhome  
Residential Suburban and CN, Conservation Districts for  
allowed forms located north of E. 26th St. and west of S.  
Cleveland Ave.  
Legal Description: Lot 6, Riverview Addition &  
Ostrander s Subdivision Lot A as shown by exhibit City of  
Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Vince McCormick  
Recommendation Approval

16. 6387-2017: CONDITIONAL USE for an accessory off-site Pages 79 - 84  
parking lot within 250 of a DD or AD Form, located at 818 E  
8th St.  
Legal Description: W 44 , 16 to Lot 18, Block 6, Dakota  
Improvement County s 1st Addition, City of Sioux Falls,  
Minnehaha County, SD  
Staff Diane deKoeyer  
Petitioner Rick Gourley  
Recommendation Approval

17. 6438-2017:           CONDITIONAL USE for on-sale alcohol within       Pages 85 - 90  
500 of a sensitive land use located at 2220 S. Minnesota  
Ave.  
Legal Description:           Lots 7, 8, and 9, Block 3, Schwarz s  
1st Addition, City of Sioux Falls,  
Minnehaha County, SD  
Staff                       Diane deKoeyer  
Petitioner               Tom Thompson  
Recommendation Approval
18. 6374-2017:           ALTERNATIVE SITE PLAN for a SIGNAGE               Pages 91 - 100  
ALTERNATIVE PLAN located at 4601 W. 26th St.  
Legal Description:           N1/2 vacated Jeanne Dr. lying  
adjacent and Lot 4, Lorraine Towne Center Addition, City of  
Sioux Falls, Minnehaha County, SD  
Staff                       Jason Bieber  
Petitioner               Jeremy Josephson  
Recommendation Approval
19. 6474-2017:           ALTERNATIVE SITE PLAN for an alternate open       Pages 101 - 110  
space and alternate buffer yard plan located at 1500 S.  
Spring Ave.  
Legal Description: NW ... except the South 44 thereof and  
the NE ... except the South 44 thereof of Block 48 and the S  
% of vacated 23rd St., abutting thereto, Park Addition,  
City of Sioux Falls, Minnehaha County, SD  
Staff                       Jason Bieber  
Petitioner               Jonah Lazier  
Recommendation Approval
20. 6475-2017:           AMENDMENT TO THE INITIAL DEVELOPMENT PLAN       Pages 111 - 118  
for the Lake Lorraine Pedestrian Orientated Planned Unit  
Development located at east of S. Marion Rd., and W. Lake  
Shore Blvd.  
Legal Description:           S1/2 vacated W. Jeanne Dr., lying  
adjacent and Tract 1 (Ex: H1 & H2), Anderson Tracts, City  
of Sioux Falls, Minnehaha County, SD  
Staff                       Diane deKoeyer  
Petitioner               Steve Van Buskirk  
Recommendation Approval
21. A Resolution Adopting the 2040 Sioux Falls Major Street       Pages 119    122  
Plan  
Staff                       Jeff Schmitt  
Petitioner               Sam Trebilcock  
Recommendation Approval

NEW BUSINESS

ADJOURNMENT