

City Planning Commission  
Minutes  
Carnegie Town Hall, 235 West 10th Street  
Wednesday, July 2, 2014 at 6:00 PM

ROLL CALL

Members Present:

Planning Commissioner Andi Anderson  
Planning Commissioner Ken Dunlap  
Planning Commissioner Jessie Schmidt  
Planning Commissioner Denny Pierson  
Planning Commissioner Steve Gaspar  
Planning Commissioner Larry Luetke  
Planning Commissioner Sean Ervin  
Planning Commissioner Kurt Johnson

Members Absent:

Planning Commissioner Nick Sershen

INFORMATIONAL ITEM

Planning Recognition: Gene s Studio Presented by Commissioner Jessie Schmidt.

CONSENT AGENDA

1. APPROVAL OF JUNE 4, 2014 MINUTES OF REGULAR MEETING.

Approved 7-0

2. PLATS

Approved 7-0

3. 2014-06-03: REZONE from AG, Agriculture District to RS, Single Family-Residential- Suburban for allowed forms located east and west of N. Marlow Ave and north of E. Fairway Dr.  
Legal Description: Tract 1 of Knochenmos Addition in the NW. 1/4 of NE. 1/4 of Section 12 T-101 N. R49 W. Minnehaha County as shown in exhibit  
Recommendation Approval

Approved 7-0

4. 2014-06-04: REZONE from RS, Single-Family Residential-Suburban to RD-1, Twin Home/ Duplex Residential - Suburban for allowed forms located at the northwest corner of S. Purdue Ave and W. Lobelia St.  
Legal Description: Lots 2-8 Block 5 Elrods Addition.  
Recommendation Approval

Approved 7-0

5. 2014-06-06: REZONE From AG, Agriculture District to the C-2, Commercial-Neighborhood and Streetcar; C-3, Commercial - Community; O, Office; RA-3, Apartment Residential- High Density; & RD-2, Townhome Residential- Suburban Districts for allowed forms located at the southeast corner of W. 85th & S. Tallgrass Ave.  
Legal Description: NW 1/4 except tract 1 of Butzer's Addition of Section 20 Township 100 N., Range 50 W. of the 5th P.M., Lincoln County, SD.  
Recommendation Approval

Approved 7-0

6. 2014-06-07: REZONE from C-2, Commercial- Neighborhood and Streetcar; and RA-2, Apartment Residential- Moderate Density to C-3, Commercial- Community; RA-3, Apartment Residential- High Density; & RD-2, Townhome Residential- Suburban for allowed forms located at the southwest corner of E. 57th St. & S. Sycamore Ave.  
Legal Description: Tract 2 Stern's Addition, City of Sioux Falls, Lincoln County, SD.  
Recommendation Approval

Approved 7-0

7. 2014-06-01: PRELIMINARY SUBDIVISION PLAN for Dawley Farm Addition located at the NW. corner of E. 26 St. & South Dakota Hwy. 100 & the SW. corner of E. 12th St. & South Dakota Hwy. 100.  
Legal Description: S. 30 acres in the SE. 1/4 of the SW. 1/4 and a portion of the E. 1/2 of Section 24, Minnehaha County, as shown by exhibit.  
Recommendation Approval

Approved 7-0

8. 2014-06-10 PRELIMINARY SUBDIVISION PLAN for Canterbury Heights North Addition Phase 2, located at N. Cactus Drive.  
Legal Description: Lots 1-5, Block 5 and Lot 1, Block 6, Canterbury Heights Addition  
Recommendation Approval

Approved 6-1 (Commissioner Gaspar voted against this item.)

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

Item 3 was heard at this time. See item for action taken.  
Item 8 was heard at this time. See item for action taken.

9. 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

10. AN ORDINANCE OF THE CITY OF SIOUX FALLS SD, AMENDING THE CODE OF ORDINANCES OF THE CITY BY AMENDING CHAPTER 160: ZONING, SUBCHAPTER FEES.  
Recommendation Approval

Approved 7-0

11. 2014-05-20: REZONE from the RD-1, Twinhome/Duplex Residential and the RS, Single-Family Residential District to the RA-1, Apartment Residential District; RD-2, Townhome Residential District for allowed forms located at north of E. 69th St. and west of S. Southeastern Ave.  
Legal Description: Portion of Tract 2 Emerald Valley Addition, Lincoln County, as shown by exhibit.  
Recommendation Approval

Approved 7-0 with the following condition:

1.A minimum of one row of lots utilizing the AD1 form (twinhome or duplex uses) are required along the entire length of the north property line.

12. 2014-06-02: REZONE from the AG, Agriculture District to the RD-1 Twin Home/ Duplex Residential- Suburban for allowed forms located at 50 N. Knoll Drive.  
Legal Description: Portion of Tract 8 & a portion of Cactus Drive in Cactus Heights Townsite in S. 1/2 of NW. 1/4 of Sec 12 T-101 R49 W. Minnehaha County as shown by exhibit.  
Recommendation Approval

Denied 0-7

13. 2014-06-08: CONDITIONAL USE PERMIT in the DD2 Form to allow a bed and breakfast located at 804 S. Phillips Ave.  
Legal Description: The S. 41 feet of Lot 1 of Gale s Subdivision of the E. part of block D of Gale s 7th addition to Sioux Falls, Minnehaha County, South Dakota.  
Recommendation Approval

Approved 7-0

14. 2014-06-09: INTIAL DEVELOPMENT PLAN for the Sanford Medical and Educational Complex Planned Unit Development located west of S. Ellis Rd. and north of W. Lancaster Dr.  
Legal Description: Lot 1A , Block 1 of Westwood Valley Addition  
Recommendation Approval

Approved 6-0 (Commissioner Dunlap abstained from this item.)

ADJOURNMENT

The meeting was adjourned at 7:51 p.m.