

City Planning Commission
Minutes
Carnegie Town Hall, 235 West 10th Street
Wednesday, July 1, 2015 at 6:00 PM

ROLL CALL

Members Present:

Planning Commissioner Andi Anderson
Planning Commissioner Sharon Chontos
Planning Commissioner Ken Dunlap
Planning Commissioner Sean Ervin
Planning Commissioner Kurt Johnson
Planning Commissioner Larry Luetke
Planning Commissioner Denny Pierson
Planning Commissioner Nick Sershen

Members Absent:

Planning Commissioner Steve Gaspar

CONSENT AGENDA

1. APPROVAL OF JUNE 3, 2015 MINUTES OF REGULAR MEETING.

Approved 7-0

2. JUNE PLATS

Approved 7-0

3. 2859-2015: REZONE from the O, Office District to the C-2, Commercial - Neighborhood and Streetcar District for allowed forms located at the northeast corner of W. 26th St. and S. St. Michaels Cir.
Legal Description: Portion of Lot 3, Tract 1, St. Michael's Addition as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 7-0

4. 2875-2015: REZONE from the RS, Single-Family Residential - Suburban District to the RD-1, Twin Home/Duplex Residential - Suburban District for allowed forms located east of S. Louise Ave. and south of W. 77th St.
Legal Description: Portion of Tract A, Prairie View Addition as shown by exhibit, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 7-0

5. 2888-2015: REZONE from the C-3, Commercial - Community District to the S-1, General Institutional District for allowed forms located at 5200 W. Lakeshore Blvd.
Legal Description: Lot 5, Lorraine Towne Center Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 7-0

6. 2889-2015: REZONE from the AG, Agriculture district to the RA-2, Apartment Residential Moderate Density district for allowed forms located at the northwest corner of W. 26th St. and S. Katie Ave.
Legal Description: Tract 1 (Ex Block 1, Lot 1) Talsma Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 7-0

7. 2894-2015: REZONE from the RS, Single-Family Residential Suburban district to the RD-1, Twin Home/Duplex Residential Suburban and RD-2, Townhome Residential Suburban districts for allowed forms located east of S. Southeastern Ave. and south of E. Chatham St.
Legal Description: Portion of Tract 2, Six Hayes Addition, Government Lot 6 and Tract 3 of Hayes Addition (EX Lot P-1 and Whispering Woods South Addition) as shown by exhibit, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 7-0

8. 2895-2015: REZONE from the AG, Agriculture and CN, Conservation districts to the I-2, Heavy Industrial and CN, Conservation districts for allowed forms located south of E. Benson Rd. and east of I-229.
Legal Description: Portion of S % (Ex H-1, H-2, H-3) of Section 2, T101N, R49W as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 7-0

9. 2929-2015: REZONE from the RS, Single-Family Residential Suburban District to the O, Office District for allowed forms located at 800 & 900 E. I-90 Ln.
Legal Description: Tracts 5 & 6, I-90 Place Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 7-0

10. 2930-2015: REZONE from the C-3, Commercial Community District to the I-1, Light Industrial District for allowed forms located at 3521 S. Norton Ave.
Legal Description: South %, Block 1, Freed s Addition, City of Sioux Falls, Minnehaha County, South Dakota
Recommendation Approval

Approved 7-0

11. 2931-2015: REZONE from the C-2, Commercial Neighborhood and Streetcar District to the C-3, Commercial Community District for allowed forms located at the southeast corner of W. 57th St. and S. Marion Rd.
Legal Description: Tract 1, Taylor Heights Addition, City of Sioux Falls, Lincoln County, South Dakota
Recommendation Approval

Approved 7-0

12. 2932-2015: REZONE from the RD-1, Twin Home/Duplex Residential Suburban District to the RT-2, Townhome Residential Traditional District for allowed forms located at 2900 S. Walts Ave.
Legal Description: Lot 20, Block 2, South Sioux Subdivision, City of Sioux Falls, Minnehaha County, South Dakota
Recommendation Approval

Approved 7-0

13. 2933-2015: REZONE from the REC, Recreation District to the I-1, Light

Industrial District for allowed forms located at 5311 N. 6th Ave.
Legal Description: Portion of the SW ... (EX H-1), Section 28, T102-R49W as
shown by exhibit, City of Sioux Falls, Minnehaha County, South Dakota
Recommendation Approval

Approved 7-0

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

14. 2024-2015: INITIAL DEVELOPMENT PLAN for the Downtown Planned Unit
Development located north of E. 14th St., east of S. Minnesota Ave., west
of S. 3rd Ave. and N. Weber Ave., south of E. 6th St.
Legal Description: Portion of Section 16 & a portion of the N % of Section
21 all in T101-R49W as shown by exhibit, City of Sioux Falls, Minnehaha
County, South Dakota
Recommendation Approval

Approved 7-0

15. Update City of Sioux Falls Planning Commission Bylaws

Approved 7-0, Article X, Instruments and Documents, with strikeouts as noted in
Sections 1 and 4.

Approved 7-0, the Bylaws.

NEW BUSINESS

There was none.

ADJOURNMENT

The meeting adjourned at 6:17 p.m.