

City Planning Commission  
Minutes  
Carnegie Town Hall, 235 West 10th Street  
Wednesday, October 7, 2015 at 6:00 PM

ROLL CALL

Members Present:

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

Members Absent:

Planning Commissioner Sharon Chontos  
Planning Commissioner Nick Sershen

CONSENT AGENDA

1. APPROVAL OF SEPTEMBER 2, 2015 MINUTES OF REGULAR MEETING.

Approved 7-0

2. SEPTEMBER PLATS

Approved 7-0

3. 3335-2015: REZONE from the RS, Single-Family Residential - Suburban & RD-1, Twin Home/Duplex Residential District to the REC, Recreation District for allowed forms located at 6601 S. Hemingstone Trail.  
Legal Description: Lot 7, & Vacated S. Meredith Ave., Block 12, Prairie Hills West Addition, City of Sioux Falls, Lincoln County, SD  
Recommendation Approval

Approved 7-0

4. 3456-2015: REZONE from the RA-2, Apartment Residential - Moderate Density and C-3, Commercial - Community Districts to the RA-3, Apartment Residential - High Density for allowed forms located at the southeast corner of E. 41st St. and S. Veterans Parkway.  
Legal Description: Portion of the NW 1/4, Section 31-101-58 as shown by exhibit, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 7-0

Planning Commissioner Sharon Chontos arrived at this time.

5. 3494-2015: REZONE from the C-2, Commercial - Neighborhood and Streetcar & C-3, Commercial - Community Districts to the C-4, Commercial - Regional District for allowed forms located at 1600-1700 W. Russell St.  
Legal Description: E 1/2 of Lot 2, Lots 3-5, W 75' of Lot 6, S 20' of Lots 9-11, Lots 12-13, Lot 14A, W 75' of Lot 16, Lots 17-19, E 1/2 of Lot 20, Block 55, Airport Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 7-0

6. 3499-2015: REZONE from the RS, Single-Family Residential - Suburban District to the I-1, Light Industrial District for allowed forms located at 504 and 528 S. Van Eps Ave.  
Legal Description: N 1/2 of the SW 1/4 (EX N 4'), S 1/2 of the SW 1/4,

Block 2, Daniels Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 7-0

7. 3500-2015: REZONE from the RD-1, Twin Home/Duplex Residential District to the C-2, Commercial - Neighborhood and Streetcar District for allowed forms located at 3210 S. Summit Ave.  
Legal Description: Lot 14, Block 3, Roger Mills 1st Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 7-0

8. 3504-2015: REZONE from the LW, Live/Work District to the RS, Single-Family Residential - Suburban and RD-2, Townhome Residential - Suburban District for allowed forms located at the northeast corner of W. 22nd St. and S. Ellis Rd.  
Legal Description: Portion of the SW 1/4 of Section 22-101-50 as shown by exhibit, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 7-0

9. 3510-2015: REZONE from the O, Office District to the C-2, Commercial Neighborhood and Streetcar District for allowed forms located at the southwest corner of W. 53rd St. and S. Louise Ave.  
Legal Description: Lots 1-3, Block 1, Hel-Ray Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 7-0

10. 3288-2015: PRELIMINARY SUBDIVISION PLAN for Imani Ridge Addition located southwest of Great Bear Recreation Area  
Legal Description: NE 1/4 of the NW 1/4, Section 12-101-49, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 7-0

11. 3503-2015: PRELIMINARY SUBDIVISION PLAN for Graystone Heights Addition located at the southwest corner of E. 57th St. and S. Sycamore Ave.  
Legal Description: Tract 2 (Except Lot H-1 and Government Lot 1) Stern's Addition, City of Sioux Falls, Lincoln County, SD  
Recommendation Approval

Approved 7-0

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

Item 7 was heard at this time. Please see item for action taken.

12. 3274-2015: REZONE from the O, Office District to the C-2, Commercial - Neighborhood and Streetcar District for allowed forms located at 6201 S. Minnesota Ave.  
Legal Description: E % of Lot 3A, Block 8, Prairie Meadows 2nd Addition, as shown by exhibit, City of Sioux Falls, Lincoln County, SD  
Recommendation Approval

Withdraw request approved 7-0

13. 3279-2015: CONDITIONAL USE PERMIT in the RE3 form for accessory outdoor storage located at 1525 W. Burnside St.  
Legal Description: Tract 2, Peck s Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 7-0

14. 3507-2015: CONDITIONAL USE PERMIT to allow an electronic message center in a residentially zoned district located at 1400 S. Duluth Ave.  
Legal Description: Block 34, Park Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 7-0 with the following condition:

1.The electronic message center portion of the proposed sign on the west side of the building is limited to a maximum of 15 square feet.

15. 3511-2015: CONDITIONAL USE PERMIT in the RE3 form to allow an on-sale alcoholic beverage establishment with 500 of a sensitive use located at the southwest corner of E. Arrowhead Parkway and S. Foss Ave.  
Legal Description: Lot 5 & 6, Block 3, East Acres Addition, City of Sioux Falls, Minnehaha County, SD.  
Recommendation Approval

Approved 7-0

16. 3099-2015: INTIAL DEVELOPMENT PLAN in the S-2, Institutional Campus Planned Unit Development for the USD Research Park located at the southeast corner of W. 60th St. N. and N. Marion Rd.  
Legal Description: Tract 1, South Dakota Public Universities and Research Center Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 7-0

#### NEW BUSINESS

There was none.

#### ADJOURNMENT

The meeting was adjourned at 6:42 p.m.