

City Planning Commission
Minutes
Carnegie Town Hall, 235 West 10th Street
Wednesday, March 2, 2016 at 6:00 PM

ROLL CALL

Members Present:

Planning Commissioner Steve Gaspar
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 Andi Anderson

CONSENT AGENDA

1. APPROVAL OF FEBRUARY 3, 2016 MINUTES OF REGULAR MEETING.

Approved 6-0

2. FEBRUARY PLATS

Approved 6-0

3. 4039-2016: REZONE from the RS, Single-Family Residential District to the RT-1, Single-Family Residential - Traditional District for allowed forms located at the northeast of S. Sherman Ave. and E. 22nd St.
Legal Description: Block 11 (Ex Lots 1 & 2), Spicer's 2nd Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0

4. 4173-2016: REZONE from the AG, Agriculture District to the CN, Conservation, C-2, Commercial, Neighborhood and Streetcar & I-2, Heavy Industrial Districts for allowed forms located east of N. Marion Rd. and north of I-90.
Legal Description: Portion of Section 24, T102N-R50W, as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0

5. 4144-2016: REZONE from the AG, Agriculture District to the RS, Single-Family Residential - Suburban District for allowed forms located at 605 N. La Mesa Ave.
Legal Description: Tract 1, Mlady's Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0

6. 4159-2016: REZONE from the RS, Single-Family Residential Suburban District to the RA-1, Apartment Residential Low Density District for allowed forms located at 120 N. Sycamore Ave.
Legal Description: Block 1, Ludens Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 6-0

7. 4179-2016: REZONE from the I-1, Light Industrial District to the C-2, Commercial - Neighborhood and Streetcar District for allowed forms at the northwest corner of N. Terry Ave. and W. Madison St.
Legal Description: Portion of the west 1/2 of the SW 1/4 (Ex Lot H-2), Section 12, T101-R50W as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0

8. 4183-2016: REZONE from the RS, Single-Family Residential - Suburban and CN, Conservation Districts to the RS, Single-Family Residential - Suburban and CN, Conservation Districts for allowed forms located at the southwest corner of E. 26th St. and S. Six Mile Rd.
Legal Description: E 1/2 of the NE 1/4, Section 30, T101-R48, as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0

9. 4184-2016: REZONE from the I-1, Light Industrial District to the C-3, Commercial Community District located at 5100 W. 12th St.
Legal Description: Lot 1, P & J Enterprises Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0

10. 3679-2015: PRELIMINARY SUBDIVISION PLAN for Ackerson s Addition located east of S. Minnesota Ave. and south of E. 85th St.
Legal Description: Tract 2A & Tract 4, NW ... of Section 23, Township 100N, Range 50W, Akerson s Addition, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 6-0

11. 4181-2016: INTIAL DEVELOPMENT PLAN for the University Hills Village and Pedestrian Orientated Planned Unit Development located at the northwest corner of N. Marion Rd. and W. 60th St. N.
Legal Description: Portion of the NE 1/4 & University Hills Addition, Section 35, T102-R50W, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0

CONSENT AGENDA APPROVAL

Commissioner Sean Ervin excused himself from the meeting and the vote on these items.

REGULAR AGENDA APPROVAL

12. 4172-2016: REZONE from the RR, Rural Residential District to the RS, Single-Family Residential - Suburban District for allowed forms located at 2809 S. Jonathon Lane

Legal Description: Lot 23, Old Orchard Place Tracts, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 4-3 to defer until the April meeting. (Commissioners Kurt Johnson, Larry Luetke, and Nick Sershen opposed.)

13. 4130-2016: CONDITIONAL USE PERMIT in the RE3 Form to allow an on-sale alcoholic beverage establishment with 500' feet of a sensitive land use located at 2300 S. Minnesota Ave.
Legal Description: Lots 1-4 & Lots 23-26, Block 1, Costello's Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 7-0

14. 4137-2016: CONDITIONAL USE PERMIT in the RE3 Form to allow an on-sale alcoholic beverage establishment with 500' feet of a sensitive land use located at 1912 W. 41st St., Suite A.
Legal Description: Suite, A of the N 1/2 and Vacated 40th St. and Lots 7-12 (Ex H-1), Block 15, Pettingill and Steadmans Addition
Recommendation Approval

Approved 7-0

15. 4148-2016: CONDITIONAL USE PERMIT in the RE3 Form to allow an on-sale alcoholic beverage establishment with 500' feet of a sensitive land use located at 5115 E. Arrowhead Prky.
Legal Description: Lots 1A, West 35' of Lot 2 & All Lot 3-6, Block 3, East Acres Subdivision and Lot 1A & 2A, Block 1A, Hush Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 7-0

16. 4150-2016: CONDITIONAL USE PERMIT in the DD3 Form to allow a family daycare located at 732 W. 8th St.
Legal Description: West 90' of Lots 10-12 & East 24' of the South 20' of Lot 13, Block 23, Bennett's 1st Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 7-0, with the following conditions:

1. Adequate outdoor play area(s) protected by a four-foot barrier such as a fence, wall, berm or hedge.
2. The zoning permit shall state that a health department license is required before the beginning of operation.

17. 3923-2015: ALTERNATIVE SITE PLAN for an alternative landscape plan to allow the required front yard trees outside the front yard setback located at the northeast corner of E. 57th St. and S. Hosta Ave.
Legal Description: Tract 1, Brooks Crossing Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 7-0 to defer until the April meeting.

18. 4128-2016: PRELIMINARY SUBDIVISION PLAN for Foundation Park Addition located east of N. Marion Rd. and north of I-90.
Legal Description: Portion of Section 24, T102N-R50W, City of Sioux Falls,

Minnehaha County, SD
Recommendation

Deferral

Approved 6-0 (Commissioner Sean Ervin excused himself from the meeting and the vote on this item.)

19. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE 2013 SHAPE PLACES ZONING ORDINANCE OF THE CITY OF SIOUX FALLS.
Recommendation Approval

Approved 7-0

NEW BUSINESS

There was none.

ADJOURNMENT

The meeting was adjourned at 7:27 p.m.