

City Planning Commission  
Minutes  
Carnegie Town Hall, 235 West 10th Street  
Wednesday, April 6, 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 Nick Sershen

Members Absent:

Planning Commissioner Andi Anderson  
Planning Commissioner Denny Pierson

CONSENT AGENDA

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

Approved 4-0

2. MARCH PLATS

Approved 4-0

3. 2884-2015: REZONE from the CN, Conservation District to the C-4, Commercial Regional District for allowed forms located at 2010 W. Russell St.  
Legal Description: Portion of the NW ... of the SE ..., Section 7-T101N-R49W and the W % of vacated Elmwood Ave. lying adjacent to and a part of Tract 2, and the west % of vacated Elmwood Ave. lying adjacent to and a part of Lot 3, of Tract 1 and Lots 1 & 2 of Tract 1, (Ex: lot H-1), City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 4-0

4. 4160-2016: REZONE from the RD-1, Twinhome/Duplex Residential - Suburban District to the RD-2, Townhome Residential - Suburban District for allowed forms located at the southeast corner of E. 41st St. and future S. Linedrive Ave.  
Legal Description: Outlot D, Diamond Field Estates Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 4-0

5. 4192-2016: REZONE from the AG, Agriculture and CN, Conservation Districts to the I-2, Heavy Industrial and CN, Conservation Districts for allowed forms located east of I-229 and south of E. Benson Rd.  
Legal Description: Portion of the S % (Ex. H-1, H-2, H-3), Section 2, T101-R49, as shown by exhibit, City of Sioux Falls, Minnehaha County, SD.  
Recommendation Approval

Approved 4-0

6. 4231-2016: REZONE from the RT-1, Single-Family Residential-Suburban District to the I-1, Light Industrial District for allowed forms located East of N. Dakota Ave. and South of W. Walnut Street  
Legal Description: Lots 21, 22, & 23, Block 17, Summit Addition, Sioux

Falls, Minnehaha County, SD  
Recommendation Approval

Approved 6-0 (Commissioners Ken Dunlap and Larry Luetke were present for this item.)

7. 4278-2016: REZONE from the RS, Single-Family Residential - Suburban District to the RT-1, Single-Family Residential - Traditional District for allowed forms located 525 S. Holly Ave.  
Legal Description: Lot 7, Block 5, Residence Park Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 4-0

8. 4301-2016: REZONE from RD-1, Twin Home/Duplex Residential - Suburban District to RT-1, Single-Family Residential - Traditional District for allowed forms located at 1800 E. Mulberry St.  
Legal Description: Lot 7, Block 26 Sherman's North Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 6-0 (Commissioners Ken Dunlap and Larry Luetke were present for this item.)

9. 4308-2016: REZONE from C-2, Commercial - Neighborhood and Streetcar District to the C-3, Commercial - Community District for allowed forms located at 621 W. Russell St.  
Legal Description: Lots 1, 2, 3 & Lot 8, Block 5 Airport 2nd Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 4-0

10. 4329-2016: REZONE from RD-1, Twin Home/Duplex - Suburban and RS, Single-Family Residential - Suburban Districts to I-1, Light Industrial and CN, Conservation Districts allowed forms located at 1304 and 1305 N. Cleveland Ave.  
Legal Description: Lot 1 Phelan Addition & a portion of Tract 2 of the County Auditor s Sub of the NW 1/4 of Section 11, T101N, R49W, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 4-0

11. 4331-2016: REZONE from the AG, Agriculture District to the RA-1, Apartment Residential Low Density District for allowed forms located south of W. 26th St. and west of S. Katie Ave.  
Legal Description: Tract 1 (EX Lot A) Rejoice Lutheran Church Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 4-0

12. 4332-2016: REZONE from the AG, Agriculture District to the RS, Single-Family Residential Suburban District for allowed forms located at 7900 S. Brande Ave.  
Legal Description: Tract 6, Pinewood Addition, City of Sioux Falls, Lincoln County, SD  
Recommendation Approval

Approved 4-0

13. 4339-2016: REZONE from the I-1, Light Industrial District to the RA-3, Apartment Residential High Density District for allowed forms located 3700 & 3800 W. Tickman St.  
Legal Description: Portion of Lot B and All of Lot C, Tract 1, Tickman Addition as shown by exhibit, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 4-0

14. 4344-2016: REZONE from the RS, Single-Family Residential Suburban District to the RT-1, Single-Family Residential Traditional District for allowed forms located at 515 S. Conklin Ave.  
Legal Description: E 66 of the S 22 of Lot 6 & E 66 of Lot 7 & Lot 8, Block 4, Scott & Dunning s Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 4-0

15. 4269-2016: INITIAL DEVELOPMENT PLAN for University of Sioux Falls Campus located at 1101 W 22nd St.  
Legal Description: Vac STS lying adjacent (EX University of SF Addition) & TRS 3-5 University of SF Addition & Block 37 & Block 44 University Sub & Dakota Collegiate Inst & Tract 1 & Lots 1-3 Co Aud Sub & TRS 2, 3, 4 & 5 & N95 E 1/2 BK 53 & N64 NW 1/4 BK 53 & BK 54 Ellis Sub & 55 & BK 58 Hollister s S College Addition City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 6-0 (Commissioners Ken Dunlap and Larry Luetke were present for this item.)

16. 4305-2016: INITIAL DEVELOPMENT PLAN for Augustana University campus located at 2001 S. Summit Ave.  
Legal Description: (Ex H Lots) E 1/2 VAC alley lying adjacent to Lot 9, Dennis Sub Block 24 & VAC Walts Ave & VAC Menlo Ave lying adjacent & VAC portion of W 28th St. lying adjacent & Hi-Rise Dormitory Tract 1, PT Blocks 21 & 22 & All blocks 9, 10, 21, 23 & 24, & Dennis Sub Lots 1-9, Block 24 University Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0 (Commissioners Ken Dunlap and Larry Luetke were present for this item. Commissioner Sean Ervin excused himself from the meeting and the vote on this item.)

17. 2893-2015: PRELIMINARY SUBDIVISION PLAN for Wexford Addition located at the southeast corner of E. Benson Rd. and I-29.  
Legal Description: NW ... of the S % (Ex. H-1, H-2, H-3), Section 2, T101-R49  
Recommendation Approval

Approved 4-0 (Commissioner Kurt Johnson noted that it should be I-229 instead of I-29.)

18. 4332-2016: PRELIMINARY SUBDIVISION PLAN for Diamond Field Estates 3rd Addition located east of S. Veterans Parkway and south of E. 41st St.  
Legal Description: Outlot D, Diamond Field Estates Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 4-0

CONSENT AGENDA APPROVAL

Commissioners Ken Dunlap and Larry Luetke excused themselves from the meeting and the vote on these items.

REGULAR AGENDA APPROVAL

Item 6 was heard at this time. See item for action taken.  
Item 8 was heard at this time. See item for action taken.  
Item 12 was heard at this time. See item for action taken.  
Item 15 was heard at this time. See item for action taken.  
Item 16 was heard at this time. See item for action taken.

19. 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 5-1 (Commissioner Sean Ervin opposed.) with the following conditions:  
1.Required lot width 80 feet, required front yard 30 feet\* (One required front yard can be reduced to 25 feet on a corner lot.)  
2.Required side yard 15 feet, required rear yard 40 feet and maximum height 35 feet.

20. 4180-2016: REZONE from the RS, Single-Family Residential - Suburban District to the RT-1, Single-Family Residential - Traditional District for allowed forms located at 2309 S. Elmwood Ave.  
Legal Description: Lot 14, Block 2, West Park Estates, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 4-3 (Commissioners Sharon Chontos, Ken Dunlap and Sean Ervin opposed. Planning Commission Chair Steve Gaspar broke the tie by voting yes.)

21. 3262-2015: CONDITONAL USE PERMIT in the UT2 form to allow a telecommunications tower located at 2409 S. Shirley Ave.  
Legal Description: Lot 2, Century Theatre Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-1 (Commissioners Kurt Johnson opposed.)

22. 4153-2016: CONDITIONAL USE PERMIT in the DD2 Form to allow a family daycare located at 1315 W. 31st St.  
Legal Description: West 22' of Lots 1-3 & East 36.5' of Lots 13-16, Block 24, Gerrish & Lord's Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 6-0 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.

23. 4299-2016: CONDITIONAL USE for on-sale alcohol within 500' of a sensitive use located at 6401 S. Minnesota Ave.

Legal Description: Lots 4 & 5 (Ex Tract A, Block 8) SF- Prairie Meadows  
2nd Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 6-0

24. 4337-2016: CONDITIONAL USE PERMIT for an on-sale alcoholic beverage establishment with 500 of a sensitive land use located at 2121 E. 10th St.  
Legal Description: Lots 1-16 (EX the N. 10 of Lots 1 and 16), Block 3, Lewis Heights Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 6-0

25. 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 6-0

26. 4373-2016: INTIAL DEVELOPMENT PLAN AMENDMENT for the University Hills Pedestrian Orientated Planned Unit Development and Village Planned Unit Development located at the northwest corner of W. 60th St. N. and N. Marion Rd.  
Legal Description: S 134.99 NE ... (Ex E 50 Marion Rd. ROW & Ex H Lots & University Hills Addition) 35-102-50 Sioux Falls City unplatted, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 6-0

27. 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 6-0

NEW BUSINESS

PLANNING COMMISSIONER RECOGNITION OF SERVICE  
Commissioner Ken Dunlap was recognized for 10 years of service.

ADJOURNMENT

The meeting was adjourned at 8:04 p.m.