

City Planning Commission  
Minutes  
Carnegie Town Hall, 235 West 10th Street  
Wednesday, May 4, 2016 at 6:00 PM

ROLL CALL

Members Present:

Planning Commissioner Steve Gaspar  
Planning Commissioner Sharon Chontos  
Planning Commissioner Andi Anderson  
Planning Commissioner Sean Ervin  
Planning Commissioner Larry Luetke  
Planning Commissioner Denny Pierson  
Planning Commissioner Nick Sershen

Members Absent:

Planning Commissioner Kurt Johnson

CONSENT AGENDA

1. APPROVAL OF APRIL 6, 2016 MINUTES OF REGULAR MEETING.

Approved 5-0

2. APRIL PLATS

Approved 5-0

3. 4333-2016: REZONE from the AG, Agriculture District to the RA-2, Apartment Residential Moderate Density & C-2, Commercial Neighborhood and Streetcar Districts for allowed forms located at the southeast corner of E. 41st St. and S. Sparta Ave.  
Legal Description: Tract 6, Majestic Meadows Addition as shown by exhibit, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0

4. 4342-2016: REZONE from the AG, Agriculture to the CN, Conservation, RA-3, Apartment Residential High Density, LW, Live/Work and C-2, Commercial Neighborhood and Streetcar District for allowed forms located at the southeast corner of W. 69th St. and S. Beal Ave.  
Legal Description: Tract 4B & 6, Beal s Addition as shown by exhibit, City of Sioux Falls, Lincoln County, SD  
Recommendation Approval

Approved 5-0

5. 4468-2016: REZONE from the RD-1; Twin Home/Duplex Residential - Suburban district to the O; Office district located at 400 S. Cleveland Ave.  
Legal Description: CO Auditors Subdivision, tract 1 of the SW 1/4, SW 1/4 14-101-49, Lot 4, Lyon's Homesite Addition to the City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0

6. 4475-2016: REZONE from the AG; Agriculture district to the RS; Single Family Residential - Suburban district located at north and south of W. 65th St. and east of Tea/Ellis Rd.  
Legal Description: Tracts 1 & 2, Jepson's Addition, City of Sioux Falls, Lincoln County, SD

Recommendation Approval

Approved 5-0

7. 4481-2016: REZONE from the LW; Live Work district to the CN, Conservation district located at south of E. 57th St. and west of S. Graystone Ave.  
Legal Description: Portion of Tract 2, Whispering Woods South Addition as shown by exhibit, City of Sioux Falls, Lincoln County, SD  
Recommendation Approval

Approved 5-0

8. 4494-2016: REZONE from the RD-1; Twin home/Duplex Residential - Suburban district to I-1 Light Industrial district located at 1400 N. Cleveland Ave.  
Legal Description: Lot A in Tract 1 of the County Auditor's Subdivision of the NW 1/4 of Section 11, T101N, R49W, and a portion of Lot C of Ellis and Eastern Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0

9. 4374-2016: PRELIMINARY SUBDIVISION PLAN for Phase 1 of the Beal II Addition located south of W. 69th St. and east of Beal Ave.  
Legal Description: Tract 4B & 6 Beal II Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0

10. 4399-2016: PRELIMINARY SUBDIVISION PLAN for Phase II of Majestic Meadows Addition located south of E. 41st St. and east of S. Sparta Ave.  
Legal Description: Tract 6, Majestic Meadows Addition, Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0

11. 4488-2016: PRELIMINARY SUBDIVISION PLAN for Jepson's Addition located at north and south of W. 65th St. and east of Tea/Ellis Rd.  
Legal Description: Tracts 1 & 2, Jepson's Addition, City of Sioux Falls, Lincoln County, SD  
Recommendation Approval

Approved 5-0

CONSENT AGENDA APPROVAL

Commissioner Larry Luetke excused himself from the meeting and the vote on these items.

REGULAR AGENDA APPROVAL

12. 4485-2016: REZONE from the RD-1; Twin home/Duplex Residential - Suburban district to the C-2 Commercial - Neighborhood and Streetcar district located at 3301 S. Garfield Ave.  
Legal Description: Lot 6, Block 2, Roger's Park Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Denial

Approved 5-0 (Commissioner Andi Anderson excused herself from the meeting and the vote on this item.) with the following conditions:

1. Principle and accessory uses within the RE2 and RE3 Form be limited to Accessory off-site parking .

13. 4464-2016: CONDITIONAL USE PERMIT for stealth communications tower located at 2210 W. 69th St.

Legal Description: Lot 1A in Block 2 of Remington Pointe Addition to the City of Sioux Falls, Lincoln County, SD

Recommendation Approval

Approved 6-0

14. 4482-2016: CONDITIONAL USE PERMIT for on sale alcohol within 500' of a sensitive use located at 2401 W.12th St.

Legal Description: E 45' (Ex H-2) Lot 10, block 3, Beverly Garden's Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 6-0

15. 4509-2016: CONDITIONAL USE for on sale alcohol within 500' of a sensitive use located at 1701 E. 10th St

Legal Description: (Ex H-1) W 1/3 Lots 10-12, Block 4, Dunning and Wagner's East Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 6-0

16. 4487-2016: ALTERNATIVE SITE PLAN for landscaping plan located at 605 W. 81st St

Legal Description: Tract 1, Garden Village II Addition, City of Sioux Falls, Lincoln County, SD

Recommendation Approval

Approved 6-0

17. 4490-2016: ALTERNATIVE SITE PLAN for parking reduction 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

18. 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

Committee Member Denny Pierson was recognized for his service to the committee.

ADJOURNMENT

The meeting was adjourned at 7:02 p.m.