

City Planning Commission

Minutes

Carnegie Town Hall, 235 West 10th Street

Wednesday, July 6, 2016 at 6:00 PM

ROLL CALL

Members Present:

Planning Commissioner Steve Gaspar
Planning Commissioner Kurt Johnson
Planning Commissioner Andi Anderson
Planning Commissioner Sharon Chontos
Planning Commissioner Sean Ervin
Planning Commissioner Katherine Fiegen
Planning Commissioner Larry Luetke
Planning Commissioner John Paulson
Planning Commissioner Nick Sershen

Members Absent:

CONSENT AGENDA

1. APPROVAL OF JUNE 1, 2016 MINUTES OF REGULAR MEETING.

Approved 8-0

2. JUNE PLATS

Approved 8-0

3. 4722-2016: REZONE from the RD-1, Twin Home/Duplex Residential- Suburban District to the RT-1 Single Family Residential - Traditional District for allowed forms located at 810 S. 10th Ave.

Legal Description: Lot 7, Block 8 of Rowland's Addition to the City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 8-0

4. 4746-2016: REZONE from the O, Office District to the CN, Conservation District for allowed forms located south of W. 5th St. and east of N. Marion Rd.

Legal Description: Tract A Legacy North Farm Addition to the City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 8-0

5. 4846-2016: REZONE from the RT-1, Single-Family Residential Traditional District to the RT-2, Townhome Residential Traditional District for allowed forms located at 715 721 W. 13th St.

Legal Description: E 1/2 E 1/2 of Lot 3, Block 16 and E 44' W 3/4 Lot 1 to Lot 3, Block 16, and E 44' W 3/4 Lot 1 to Lot 3, Block 16 of Folsom's Addition to City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 8-0

6. 4847-2016: REZONE from the RT-2, Townhome Residential Traditional District to the LW, Live-Work District for allowed forms located at 301 S. Prairie Ave.

Legal Description: E 66 1 and N 36 E 66 2 Block 30 Pettigrew s Addition,
City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0

7. 4848-2016: REZONE from the RT-1, Single-Family Residential Traditional District to the S-1, General Institutional District for allowed forms located at 421 W. 7th St.
Legal Description: (EX W 44 and EX E 66 and EX W5 S31 E71) Lots 1 and Lot 2 Block 2 Bennett s 1st Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0

8. 4849-2016: REZONE from the RS, Single-Family Residential Traditional District to the RD-1, Twinhome/Duplex Residential Suburban District for allowed forms located at 1215 E. 28th St.
Legal Description: E 1/2 Lot 1 to Lot 4 Block 12 Scott s 1st Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0

9. 4851-2016: REZONE from the RS, Single-Family Residential Suburban District to the RD-1, Twinhome/Duplex Residential Suburban District for allowed forms located at 3301 N. Aurora Cir.
Legal Description: Lot 5 Block 1 Haley Park Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0

10. 4867-2016: REZONE from the O, Office District to the C-3, Commercial Community District for allowed forms located at 5000 W. 26th St.
Legal Description: Portion of lot 3 in Tract 1, St. Michael s Addition, as shown by exhibit City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0

11. 4868-2016: REZONE from the RD-1, Twinhome/Duplex Residential Suburban District, to the O, Office District for allowed forms located at 2109 S. Silverthorne Ave.
Legal Description: N. 3.65 acres of RD-1 zoned land located in Tract 6 of the Copper Creek Addition as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Failed 3-5 (Commissioners Sharon Chontos, Sean Ervin, Katherine Fiegen, Kurt Johnson, and John Paulson opposed.)

12. 4871-2016: REZONE from the RS, Single-Family Residential Suburban District to the RT-1, Single-Family Residential Traditional District for allowed forms located at 2101 S. Euclid Ave.
Legal Description: E 1/2 1 & Lot 2 Block 15 of Gerrish and Lord s Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0

13. 4873-2016: 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. 24th St. and S. Spring Ave.
Legal Description: Portion of the S 44' NE 1/4 & S 44' NW 1/4 & N 44' SW 1/4 & W 49.6' S 88' SW 1/4 & N 44' SE 1/4 Block 48 Park Addition as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0

14. 4777-2016: PRELIMINARY SUBDIVISION PLAN for Sycamore Springs Addition located at the southwest corner of S. Sycamore Ave. and E. 61st St.
Legal Description: Barber's Tract 2, 7-100-49 City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 8-0

15. 4874-2016: PRELIMINARY SUBDIVISION PLAN for South Cliff Grasslands Addition located at north of E. 85th St. south of proposed Veterans Pkwy and west of S. Cliff Ave.
Legal Description: N 1/2 SE 1/4 (EX 8.31 acres) & N 570 SE 1/4 SE 1/4 (EX PT SOLD & Lot H-1 & H-2), City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 8-0

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

Item 3 was heard at this time. See item for action taken.
Item 11 was heard at this time. See item for action taken.

16. 4850-2016: REZONE from the RT-1, Single-Family Residential Traditional District to the C-2, Commercial Neighborhood and Streetcar District for allowed forms located at 724 E. 8th St.
Legal Description: 13 vacant alley adjacent and Lot 15 Block 7 Dakota Improvement Co s 1st Addition and Pettigrew & Grigsby subdivision of Lots 1 to 3 & 16 to 18 Block 7 E 1/2 Lot 9 & all Lots 10 to Lot 12 Block 7 Dakota Improvement Co s 1st Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0

17. 4870-2016: REZONE from the RD-1, Twinhome/Duplex Residential Suburban district, to the C-2, Commercial Neighborhood and Streetcar district for allowed form located at 1800 W. 41st St.
Legal Description: Lot 8, Lot 9, S 27.5 of Lot 10 and the S 1/2 of Lot 5, all in Block 12 of Pettingill and Steadman s Addition to Sioux Falls and a portion Lot 8 & Lot 9 of Golden Rule Subdivision of part of Blocks 11 and 12 of Pettingill and Steadman s Addition as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0 the property described as N 22 Lot 8 & S 19.25 Lot 9, Block 12

Pettingill & Steadmans Addition & Lot 9, Block 12, Golden Rule Subdivision of Pettingill & Steadmans Addition .
Approved 7-1 (Commissioner Sean Ervin opposed.) the property described as N 24.75 , Lot 9 & S 27.5 Lot 10, Block 12 Pettingill & Steadman s Addition & Lot 8, Block 12, Golden Rule Subdivision of Pettingill & Steadman s Addition .

18. 4796-2016: CONDITIONAL USE for on-sale alcoholic beverage establishment within 500' of a sensitive land use located at 2501 W. 10th St.
Legal Description: Tract B, Block 9, Bradley's 1st Addition to the City of Sioux Falls,
Minnehaha County, SD
Recommendation Approval

Approved 8-0

19. 4833-2016: CONDITIONAL USE for on-sale alcoholic beverage establishment within 500' of a sensitive land use located at south of W. 55th St. and east of S. Louise Ave.
Legal Description: (Ex: H-1) Lots 1, 8, & 9, Block 3, Cottonwood Heights Addition to the City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0

20. 4834-2016: CONDITIONAL USE PERMIT for a full-service restaurant within 250 of a sensitive land use located at 1601 S. Sycamore Ave.
Legal Description: Tract 1 (Ex: S 17 St) and Tracts 2, 3, & 4 of Hy-Vee Addition to the City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0 to defer until the August meeting.

21. 4864-2016: CONDITIONAL USE PERMIT for on-sale alcoholic beverage establishment within 500 of a sensitive land use located at 3101 W. 41st St.
Legal Description: Tract 2 (EX W 20 & EX H-1) Dakota Investment Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0

22. 4865-2016: CONDITIONAL USE PERMIT for on-sale alcoholic beverage establishment within 500 of a sensitive land use located at 5015 S. Western Ave.
Legal Description: Portion of Block 5 (EX Lot 1 and Lot & EX Lot H-1) River Crossing Addition, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 8-0

23. 4866-2016: CONDITIONAL USE PERMIT for on-sale alcoholic beverage establishment within 500 of a sensitive land use located at 5415 W. 41st St.
Legal Description: Lot 3 Clock Tower Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0

24. 4678-2016: ALTERNATIVE SITE PLAN for an Alternative Buffer Yard located at 5800 S. Bahnson Ave.
Legal Description: Lot 1, Block 6, Whispering Woods South Addition to the City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 8-0

25. 4856-2016: INTIAL DEVELOPMENT PLAN AMENDMENT for the University of Sioux Falls Institutional Campus Planned Unit Development located at 1101 W. 22nd St.
Legal Description: Vacant streets lying adjacent (EX University of Sioux Falls Addition) & Tracts 3-5 University of Sioux Falls Addition and Block 37 & Block 44 University subdivision & Dakota Collegiate Institution & Tract 1 & Lots 1-3 Co Aud Subdivision & Tracts 2, 3, 4 & 5 and N 95 E 1/2 Block 53 & N 64 NW 1/4 Block 53 & Block 54 Ellis Subdivision & Block 55 & Block 58 Hollister s S. College Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0

NEW BUSINESS

There was none.

ADJOURNMENT

The meeting was adjourned at 7:53 p.m.