

City Planning Commission
Minutes
Carnegie Town Hall, 235 West 10th Street
Wednesday, December 7, 2016 at 6:00 PM

ROLL CALL

Members Present:

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

Members Absent:

Planning Commissioner Kurt Johnson
Planning Commissioner Nick Sershen

CONSENT AGENDA

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

Approved 6-0

2. NOVEMBER PLATS

Approved 6-0

3. 5765-2016: REZONE from AG, Agriculture District to the I-2, Heavy Industrial District for allowed forms located at 1900 N. Bahnson Ave.
Legal Description: Lot 1 & 2 of Lacey's Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0

4. 5798-2016: REZONE from the CN, Conservation District to the C-2, Commercial-Neighborhood and Streetcar and LW, Live/Work Districts for allowed forms located at 2600 W. 57th St.
Legal Description: Portion of TRS 20 (Ex: Lot E-1, E-2, and E3) & 21 (Ex: Lot E-1) Lying North and West of H-1, E1/2, and Tract 26, E1/2, W1/2 CAS (Ex: H-1 and Lot E-1) But including Lot PE1, 31-101-49 as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0

5. 5878-2016: REZONE from the C-2; Commercial-Neighborhood and Streetcar and REC, Recreation Districts to the C-2, Commercial-Neighborhood and Streetcar and REC, Recreation Districts for allowed forms located at the southwest corner of E. 41st St. and S. Veterans Parkway.
Legal Description: Tract 1 (Ex: E89 N430) and All Tract 2, Harmodon Park Addition, and Tract 1 (Ex: Lot H1) Prairie Crossroads Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0

6. 5957-2016 REZONE from CN, Conservation District to the RS, Single-Family Residential Suburban District for allowed forms at 3201 S.

Nic Ann Ct.

Legal Description: A portion of Lot 1, Block 1, Emerald Pines
Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0

7. 5963-2016: REZONE from the RT-1, Single-Family Residential-
Traditional District to the LW, Live Work District for allowed forms located
at 601 N. Duluth Ave.
Legal Description: 10 and S 1/2, Lot 11, Block 15, West Sioux
Falls Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0

8. 5996-2016: REZONE from AG, Agriculture District to the RA-2,
Apartment Residential - Moderate Density District for allowed forms located
at the southeast corner of W. 85th St. and S. Brett Ave.
Legal Description: Lot 1 of Luden's Subdivision of Tract No.1, a
portion of the NW 1/4 of the NE 1/4 of Section 20-T100N-R50W of the 5th
P.M., City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Failed 6-0

9. 5997-2016: REZONE from O, Office District to LW, Live/Work District
for allowed forms located at 1001 S. Sertoma Ave.
Legal Description: A portion of the NW 1/4 SE 1/4 Section 22-101-
50, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0

10. 5813-2016: PRELIMINARY SUBDIVISION PLAN for Hidden Valley Stables
Addition located north of W. 57th St. and west of I-229
Legal Description: Tract 1 of Hidden Valley Stables Addition,
City of Sioux Falls, Minnehaha Count, SD
Recommendation Approval

Approved 6-0

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

Item 8 was heard at this time. See item for action taken.

11. 5829-2016: REZONE from the RD-1, Twin Home/Duplex Residential -
Suburban District to C-2, Commercial-Neighborhood and Streetcar District
for allowed forms located at 4801 and 4901 E. Grant St.
Legal Description: (Ex: Tract A) E1/2 Vacated Detroit Ave and
W1/2 Vacant La Salle Ave, Block 53, and (Ex: Tract B) and N1/2 Vacated
Garfield Ave and E1/2 Vacated La Salle Ave and W1/2 Vacated Marquette Ave
lying adjacent to Block 52, Capitol Hill Addition, City of Sioux Falls,
Minnehaha County, SD
Recommendation Approval

Approved 5-1 (Commissioner John Paulson opposed.)

12. 6007-2016: REZONE from AG, Agriculture District to O, Office District for allowed forms located at 8300 and 8400 W. 48th St.
Legal Description: Tract 1 Burkey Tracts and Lot B Tract 2 Murphy Tracts, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Withdrawn by applicant.

13. 6006-2016: CONDITIONAL USE PERMIT for off-sale alcohol within 500' of a school located at 2601 S. Ellis Rd.
Legal Description: Lot 1A, Block 1, Westwood Valley Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0

14. An Ordinance of the City of Sioux Falls, SD, Amending Chapter 157: Subdivision Ordinance of the City of Sioux Falls
Recommendation Approval

Approved 6-0

NEW BUSINESS

There was none.

ADJOURNMENT

The meeting was adjourned at 7:17 p.m.

Denise

D. Tucker, MMC

Assistant City Clerk