

City Planning Commission
Minutes
Carnegie Town Hall, 235 West 10th Street
Wednesday, March 1, 2017 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 FEBRUARY 1 MINUTES OF REGULAR MEETING.

Approved 5-0

2. FEBRUARY PLATS

Approved 5-0

3. 4674-2016: REZONE from the RS, Single-Family Residential Suburban, O, Office and C-1, Commercial - Pedestrian Oriented Districts to the C-2, Commercial - Neighborhood and Streetcar District for allowed forms located at the northwest corner of E. 26th St. and S. Cliff Ave.
Legal Description: S 1/2 Lot 23 (Ex E. 10), Lots 24-25 (Ex E. 10) Lots 26 & 27, Lot 31 (Ex S 10) Lots 32-37, and the vacated alley lying adjacent thereto, Belmont Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0

4. 6120-2016: REZONE from the C-2, Commercial-Neighborhood and Streetcar, RA-2, Apartment Residential Moderate Density, O, Office, and AG, Agriculture Districts to the C-2, Commercial-Neighborhood and Streetcar, LW, Live/Work and RD-1, Twin Home/Duplex Residential Suburban Districts for allowed forms located at the southeast corner of S. Southeastern Ave., and E. 69th St.
Legal Description: North 1,150 of Government Lot 2, NW ... (Ex: Lot H-1) 18TWP-100 RNG -49 North of the 5th P.M., as shown by exhibit, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 5-0

5. 6244-2017: REZONE from the C-2, Commercial Neighborhood and

Streetcar District to the C-3, Commercial - Regional District for allowed forms located at 201 N. Kiwanis Ave.

Legal Description: Lots 3, 5A and Lot 6, Block 6, Pen Mor Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 5-0

6. 6256-2017: REZONE from the RS, Single-Family Residential Suburban District to the RD-1, Twin Home/Duplex Residential Suburban District for allowed forms located east of S. Sycamore Ave., north of E. Taylor St., and west of S. Capitol Ave.

Legal Description: Lot 1, Block 40, Capitol Hill Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 5-0

7. 6313-2017: REZONE from the RS, Single-Family Residential Suburban and RD-1, Twin Home/Duplex Residential Suburban Districts to the RD-1, Twin Home/Duplex Residential Suburban and the RD-2, Town home Residential Suburban Districts and allowed forms located at west of S. Six Mile Rd. and future E. 45th St.

Legal Description: Tract 7, Majestic Meadows Addition, as shown by exhibit, City of Sioux Falls, Minnehaha County, SD.
Recommendation Approval

Approved 5-0

8. 6319-2017: REZONE from the RD-1, Twin Home/Duplex Residential, C-2, Commercial Neighborhood and Streetcar and RS, Single-Family Residential Suburban Districts to the CN, Conservation and O, Office Districts for allowed forms located south of W. Landscape Pl., west of S. Minnesota Ave., and north of S. Garden Ct.

Legal Description: Tract A, Block 1B, Tract E, Block 2; Garden Village Addition and Tract 4A of Fischenich Addition, as shown by exhibit, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 5-0

9. 6320-2017: REZONE from RD-1, Twin Home/Duplex Residential Suburban District to the RA-2, Apartment Residential Moderate Density for allowed forms located east of Veterans Pkwy and west of Silverthorne Ave.

Legal Description: A Portion of Tract 6, (EX: Lots H1 and H2) Copper Creek Addition, as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 5-0

10. 6337-2017: REZONE from the RS, Single-Family Residential Suburban and O, Office Districts to the S-2, Institutional Campus PUD for allowed forms located south of E. 24th St., east of S. 10th Ave., and West of S. Cliff Ave.
Legal Description: Lots 17-22 (Ex: E10 , S15 , Lot 18 & Ex: e 10 , Lots 19-22) and N1/2, Lot 23 (Ex: E10) and Lots 38-44 and the vacated alley lying adjacent thereto Belmont Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 5-0

11. 6345-2017: REZONE from the O, Office District to the C-2, Commercial Neighborhood and Streetcar District located at 1740 S. St. Michaels Cr.
Legal Description: Lot 3A, Tract 1, St. Michaels Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 5-0

12. 6350-2017: REZONE from the RS, Single-Family Residential Suburban, CN, Conservation, and RD-1, Twin Home/Duplex Residential Suburban Districts to the RS, Single-Family Residential Suburban, CN, Conservation, and RD-1, Twin Home/Duplex Residential Suburban Districts located north of W. 41st St., and west of Lancaster Dr.
Legal Description: A portion of the SW1/4 of Section 28-101-50 and a portion of Lots 42-53, Block 14, Westwood Valley 2nd Addition as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 5-0

13. 6353-2017: REZONE from the RS, Single-Family Residential Suburban District to the RA-2, Apartment Residential Moderate Density District for allowed forms located at 1801 S. Bahnson Ave.
Legal Description: Lot 1 (EX H-1), Block 1, Sunnyhill Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 5-0

14. 6354-2017: REZONE from RD-1, Twin Home/Duplex Residential Suburban District to the I-1, Light Industrial District for allowed forms located at the southeast corner of E. Mulberry St. and N. Sherman Ave.
Legal Description: Lots 8-17, Schillings Subdivision of Forest Hill Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 5-0

15. 6121-2016: PRELIMINARY SUBDIVISION PLAN for Maple Rock Addition located at the southeast corner of S. Southeastern Ave. and E. 69th St.
Legal Description: North 1,150 of Government Lot 2, NW ... (Ex: Lot H-1) 18TWP-100 RNG -49 North of the 5th P.M., as shown by exhibit, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 5-0

16. 6335-2017: PRELIMINARY SUBDIVISION PLAN for Westview Estates Addition located at the northwest corner of S. Katie Ave. and W. Laverne Wipf St.
Legal Description: Tract 1 (Ex: Lot A), N1/2, NE1/4, 28-101-50, Rejoice Lutheran Church Addition, as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 5-0

CONSENT AGENDA APPROVAL

Commissioner Andi Anderson excused herself from the meeting and the votes on all items, expect for Item 3.

REGULAR AGENDA APPROVAL

Item 3 was heard at this time. See item for action taken.
Item 9 was heard at this time. See item for action taken.
Item 10 was heard at this time. See item for action taken.

17. 6297-2017: CONDITIONAL USE for on sale alcohol within 500 of a sensitive land use located at 6807 S. Louise Ave.
Legal Description: Lot 4, Block 21, Platinum Valley Addition, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 6-0

NEW BUSINESS

There was none.

ADJOURNMENT

The meeting was adjourned at 7 p.m.

Denise D. Tucker, MMC

Assistant City Clerk