

City Planning Commission

Minutes

Carnegie Town Hall, 235 West 10th Street

Wednesday, June 7, 2017 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 MAY 3, 2017 MINUTES OF REGULAR MEETING.

Approved 8-0

2. MAY PLATS

Approved 8-0

3. 6589-2017: REZONE from the C-2, Commercial Neighborhood and Streetcar District to the I-1, Light Industrial District located at 1000 E 60th St. North
Legal Description: S. 41 of Lot 2 and all Lot 3, Block 3, Rogers Subdivision No. 2, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0

4. 6591-2017: REZONE from the REC, Recreational and RA-2, Apartment Residential- Moderate Density Districts to the C-2, Commercial Neighborhood and Streetcar District located at 400 N. West Ave.
Legal Description: S150 measured from and parallel to S Line, Block 5, Lot A, Tract 1 NW ... 17-101-49- and West 22.7 of the South 18 of Lot 4 and West 22.7 of Lots 5- 7 and all Lots 8 and 9, Block 5, Lakeside Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0

5. 6604-2017: REZONE from the S-2, General Institutional District to the RA-1, Apartment Residential Low Density located at 2308 S. Duluth Ave.
Legal Description: Lots 24-28, Block 2, Southern Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 8-0

6. 6687-2017: REZONE from the AG, Agriculture District to the RD-2, Townhome Residential Suburban District located at 4000 S. Ellis Rd.
Legal Description: Tract 1, Murphy Tracts, S1/2, NW1/4, 34-101-50, Wayne Township, Minnehaha County, SD
Recommendation Approval

Approved 8-0 to defer to the July 6, 2017 meeting.

7. 6704-2017: REZONE from the RA-1, Apartment Residential - Low Density District to the RA-2, Apartment Residential - Moderate Density District located at 3008 E. 26th St.
Legal Description: Lots A-1 & A-2, Tract 3, Cherry Creek Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0

8. 6726-2017: REZONE from the S-2, Institutional Campus PUD District to the RS, Single-Family Residential - Suburban District located at 1826 S. Grange Ave.
Legal Description: Lots 10 & 11, Block 8, University Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0

9. 6718-2017: PRELIMINARY SUBDIVISION PLAN for Cardinal Cove Addition, located west of S. Marion Rd. and north and south of W. 38th Pl.
Legal Description: Tract 1, SE ... of Section 26-T101N-R50W, and a portion of Lot A and Lot B, Petersen Subdivision Tract 2, SE ... of Section 26-T101-R50W as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0

10. 6719-2017: PRELIMINARY SUBDIVISION PLAN for Avera McKennan South Addition, located at the southeast corner of S. Louise Ave. and W. 69th St.
Legal Description: Portion of NW1/4 of Section 16-T100-R50W, (Ex: Lot H-1 and Prairie View Tract A) as shown by exhibit, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 8-0

11. 6720-2017: INITIAL DEVELOPMENT PLAN for Avera McKennan Medical Campus, located at the southeast corner of S. Louise Ave. and W. 69th St.
Legal Description: Portion of NW1/4 of Section 16-T100-R50W, (Ex: Lot H-1 and Prairie View Tract A) as shown by exhibit, City of Sioux Falls, Lincoln County, SD
Recommendation Approval
Approved 8-0 to move to the Regular Agenda.
Approved 7-0 (Commissioner John Paulson excused himself from the meeting and the vote on Item 11.)

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

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

12. 6652-2017: CONDITIONAL USE for a Bed and Breakfast located at 732 Columbia Dr.
Legal Description: Lot 14, Block 5, Richmond Estates Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0, with the following conditions:

1. Bed and breakfast establishments shall be limited to residential structures with an overall minimum 1,800 square feet of floor area. Preference will be given to structures with historic or other unique qualities.
1. They shall be in compliance with applicable state laws including registration with the South Dakota Department of Health, maintaining a guest list, and providing a smoke detector in each sleeping room.
1. Such uses shall be an incidental use within an owner-occupied principal dwelling structure provided that not more than four bedrooms in such dwelling structure shall be used for such purpose.
1. Off-street parking requirements shall be one-half space per guest room and shall be in addition to parking requirements for the principal use. Off-site parking may be acceptable if permitted parking facilities are within 500 feet. Off-street parking shall not be located in a required front or side yard and screening shall be required when adjacent to residentially used property. A tandem arrangement of parking spaces stacked end to end on a hard-surfaced driveway may be used for the off-street parking requirements.
1. The length of the stay shall not exceed 14 days during any 120-consecutive-day period.
1. Meals shall be limited to breakfast, which is prepared in a common facility (household kitchen). Meals may be served only to overnight registered guests and cooking is not permitted in the sleeping rooms.

1. A site plan showing the location of guest parking spaces and a floor plan showing a location of the sleeping rooms, lavatories, bathing facilities, and kitchen shall be submitted with the application.

1. The property owner shall be a member in good standing of a reservation service organization.

13. 6705-2017: CONDITIONAL USE for an electronic message center located at 5430 E. Arrowhead Parkway
Legal Description: (Ex: Lots H-1 and H-2), Tract A, Lot 3, Red Rock Park 2nd Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0, with the following condition:

1. The owner and applicant have been notified that Arrowhead Parkway is scheduled for expansion in the next 3-5 years and are aware that the billboard may have to be relocated outside of the right of way, but on Lot 3 Tract A.

14. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY BY REVISING PLANNING AND ZONING APPLICATION FEES.
Recommendation Approval

Approved 8-0

NEW BUSINESS

There was none.

ADJOURNMENT

The meeting was adjourned at 6:41 p.m.

Denise D. Tucker, MMC

Assistant City Clerk