

City Planning Commission  
Minutes  
Carnegie Town Hall, 235 West 10th Street  
Thursday, July 6, 2017 at 6:00 PM

ROLL CALL

Members Present:

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

Members Absent:

Planning Commissioner Andi Anderson  
Planning Commissioner Sharon Chontos

CONSENT AGENDA

1. APPROVAL OF JUNE 7, 2017 MINUTES OF REGULAR MEETING.

Approved 6-0

2. JUNE PLATS

Approved 6-0

3. 6687-2017: REZONE from the AG, Agriculture District to the RD-1, Twin-home 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 6-0

4. 6728-2017: REZONE from the AG, Agriculture District to the RS, Single-Family Residential Suburban District located south of E. Madison St., and east of N. Six Mile Rd.  
Legal Description: Tract 4, Willow Ridge Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 6-0

5. 6747-2017: REZONE from the RT-1, Single-Family Residential Traditional and C-2, Commercial Neighborhood and Streetcar Districts to the C-2, Commercial and Neighborhood and Streetcar District located at 1320 S. Minnesota Ave.  
Legal Description: NW ... & N69 of the SW1/4 (Ex: W7 N206.6 ) & NE1/4 (Ex: S69.5 E100 ) Block 13, Sherman s Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 6-0 to move to the Regular Agenda.

Approved 6-0

6. 6832-2017: REZONE from the RD-1, Twin Home/Duplex-Residential Suburban District to the RT-1, Single-Family Residential-Traditional District located at 1806 E. Mulberry St.  
Legal Description: W 50', Lot 6, Block 26, Sherman's North Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 6-0

7. 6912-2017: REZONE from the LW, Live/Work District to the O, Office and C-2, Commercial-Neighborhood and Streetcar District located north of W. 57th St., and I-229  
Legal Description: Tract 1, Hidden Valley Stables Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 6-0

8. 6937-2017: REZONE from the C-2, Commercial Neighborhood and Streetcar District to the I-1, Light Industrial District for allowed forms located at 5509 N. Quarry Ave.  
Legal Description: Lot 2, Block 12, Granite Valley Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 6-0

9. 6938-2017: REZONE from the RA-2, Apartment Residential - Moderate Density and O, Office Districts to the LW, Live/Work District for allowed forms located at 3810 N. Career Ave.  
Legal Description: N 1/2 of Vacated W. Thelin St. lying adjacent & (Ex Lots 1 & 4) Block 12, Thelin Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 6-0

10. 6963-2017: REZONE from the RA-2, Apartment Residential - Moderate Density District to the LW, Live/Work District for allowed forms located at 2601 E. 8th St.  
Legal Description: N 1/2 Vac 9th St & W 1/2 Vac Blaine Ave. lying adjacent & Lots 1 to Lot 8, Block 15 Eastwood Addition to City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 6-0

11. 6729-2017: PRELIMINARY SUBDIVISION PLAN for Willow Ridge III Addition located south of E. Madison St., and east of N. Six Mile Rd.  
Legal Description: Tract 4, Willow Ridge Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 6-0

12. 6868-2017: PRELIMINARY SUBDIVISION PLAN for Springdale Addition located north of W. 85th St., and east of S. Minnesota Ave.  
Legal Description: S1/2, SW1/4 (Ex: Tract 1, Springdale Addition and Ex: Lot H-2 & H-1 & Dakota Crossing Addition) of S14-T100N-R50W, City of Sioux Falls, Lincoln County, SD  
Recommendation Approval

Approved 6-0

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

Item 5 was heard at this time. See item for action taken.

13. 6219-2017: REZONE from the AG, Agriculture District to the LW, Live/Work District for allowed forms located north of E. 6th St. and east of N. Bahnson Ave.  
Legal Description: Lot 4, Laceys Homestead Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

A motion was made and seconded to approve with no conditions. Died for lack of a second, to have a substitute motion to defer and have a development design plan presented.  
Failed 2-4, an amendment to add a traffic impact requirement study and requirement to realign N. Bahnson Ave. and N. Locust Ave. (Commissioners Katherine Fiegen, Larry Luetke, John Paulson, and Nick Sershen opposed.)  
Approved 5-1, with no conditions. (Commissioner John Paulson opposed.)

14. 6891-2017 REZONE from the RA-1, Apartment Residential - Low Density District to the O, Office District located at 4900 S. Cottonwood Pl.  
Legal Description: (Ex: Lot H-1) Lot 2A, Block 1, Cottonwood Heights Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 6-0

15. 6906-2017: REZONE from the O, Office District to the RA-1, Apartment Residential Low Density District located at 3201 S. Theodore

Ave.

Legal Description: Tract C, Block 1, Roosevelt South 2nd Addition, City of  
Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 6-0

16. 6910-2017:                   CONDITIONAL USE for on-sale alcohol within 500 of a  
sensitive land use located north of W. 57th St., and I-229  
Legal Description:                   Tract 1, Hidden Valley Stables Addition, City  
of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 6-0

17. 6916-2017:                   CONDITONAL USE for an office building to not include a  
pitched roof and exterior brick located at 6810 S. Minnesota Ave.  
Legal Description:                   Lot 23, Block 17, The Lakes at Prairie Green,  
City of Sioux Falls, Lincoln County, SD  
Recommendation Approval

Approved 6-0

NEW BUSINESS

There was none.

ADJOURNMENT

The meeting was adjourned at 8:37 p.m.

Denise D. Tucker, MMC

Assistant City Clerk