

City Planning Commission
Minutes
Carnegie Town Hall, 235 West 10th Street
Wednesday, August 2, 2017 at 6:00 PM

ROLL CALL

Members Present:

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

Members Absent:

Planning Commissioner Sharon Chontos

CONSENT AGENDA

1. APPROVAL OF JULY 5, 2017 MINUTES OF REGULAR MEETING.

Approved 7-0

2. JULY PLATS

Approved 7-0

3. 6596-2017: REZONE from the Unzoned and I-1, Light Industrial District to the S-1, General Institutional and I-1, Light Industrial Districts located at 1600 W. 51st St.
Legal Description: Lot 3A & 3B and a portion of 3C, Block 2, Western Valley Addition as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 7-0

4. 6980-2017: REZONE from the RA-1, Apartment Residential - Low Density District to the RT-1, Single-Family Residential - Traditional District for allowed forms located at 426 W. 7th St.
Legal Description: West 44' of Lot 10 and Lot 11, Block 1, Bennett s First Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 7-0

5. 6982-2017: REZONE from the RA-1, Apartment Residential - Low Density District to the RT-1, Single-Family Residential - Traditional District for allowed forms located at 430 W. 7th St.
Legal Description: West 45' of the E 89 of Lot 10 and Lot 11, Block 1, Bennett s First Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 7-0

6. 6998-2017: REZONE from the AG, Agriculture District to the C-2, Commercial - Neighborhood and Streetcar District for allowed forms located at the northwest corner of E. 85th St. and S. Cliff Ave.
Legal Description: Jacobson Tracts A & B, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 7-0 to move to the Regular Agenda.

Approved 7-0

7. 7071-2017: REZONE from the RA-2, Apartment Residential - Moderate Density District to the RD-1, Twinhome/Duplex Residential - Suburban, O, Office & C-2, Commercial - Neighborhood and Streetcar District for allowed forms located east of S. Sycamore Ave. and north of E. 41st St.
Legal Description: Portion of the south 1/2 of the southwest 1/4 of Section 25, T101N, R49W as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 7-0

8. 7078-2017: REZONE from the AG, Agriculture District to the RS, Single-Family Residential - Suburban District for allowed forms located north of W. 41st St. and west of S. Ellis Rd.
Legal Description: East 1/2 of the South 1/2 of the NW 1/4, Section 20-T101-R50W, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 7-0

9. 7080-2017: REZONE from the O, Office District to the RA-1, Apartment Residential - Low Density District for allowed forms located at the northeast corner of W. Benson Rd. and N. Oklahoma Ave.
Legal Description: Portion of the SW 1/4 (Ex: Green Hills Addition & Lots H-1-H-5) Section 36-T102-R50W as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 7-0

10. 7076-2017: PRELIMINARY SUBDIVISION PLAN for Sunset Creek Addition located north of W. 41st St. and west of S. Ellis Rd.
Legal Description: East 1/2 of the South 1/2 of the NW 1/4, Section 20-T101-R50W, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 7-0

11. 7085-2017: INTIAL DEVELOPMENT PLAN for CSD Institutional Campus Planned Unit Development located at the northeast corner of E. 10th St. and S. Mable Ave.
Legal Description: Lots 1, 2, 3A, 4B & 5A Crowley-Bussmus Addition, City of Sioux Falls, Minnehaha County SD
Recommendation Approval

Approved 7-0

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

Item 6 was heard at this time. See item for action taken.

12. 6979-2017: CONDITIONAL USE PERMIT for an Off-Premise Sign located at 4009 W. 41st St.
Legal Description: Tract 6, Sioux Empire Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 7-0

13. 7047-2017: CONDITIONAL USE PERMIT for an Electronic Message Center sign located in a residential zoning district located at 3300 E. 18th St.
Legal Description: Lot 4B & Lot 5-12, Block 9, Hilltop Heights Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 5-2 (Commissioners Nick Serphen and Steve Gaspar opposed) with the following condition:

1. The electronic message center sign must be turned off between the hours of 10 p.m. and 6 a.m.

14. 7084-2017: PRELIMINARY SUBDIVISION PLAN for KNWC Addition located at the southeast corner of W. 69th St. and S. Tallgrass Ave.
Legal Description: West 650' of the North 1005' of the W 1/2 of the NW 1/4 of Section 17-T100N-R50W, City of Sioux Falls, Lincoln County, SD
Recommendation Deferal

Approved 7-0

15. 6839-2017: PRELIMINARY SUBDIVISION PLAN for Legacy North Farm 2nd Addition located south of W. Madison St., east of N. Ebenezer Ave., and west of I-29
Legal Description: Lot A, H1, E1/2, NW1/4, Section 13-101-50 and Lot A,

H1, SW1/4, Section 12-101-50 and Unplatted NE1/4, NW1/4, (Ex: Lots H1 & H3)
Section 13-101-50 and Unplatted SE1/4 (Ex: Railroad ROW. Ebenezer ROW, Lot
H1 & H2, and Legacy North Farm Addition and part NE1/4 (Ex: Lot H2) West of
I-29 ROW, Section 13-101-50, City of Sioux Falls, Minnehaha County, SD
Recommendation Deferal

Approved 6-0 (Commissioner Andi Anderson excused herself from the meeting and
vote on Item 15.)

NEW BUSINESS

16. INFORMATIONAL ITEM - CITIZENS PLANNING ACADEMY

ADJOURNMENT

The meeting was adjourned at 6:59 p.m.

Denise D. Tucker, MMC

Assistant City Clerk