

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

ROLL CALL

Members Present:	Members Absent:
Planning Commissioner Steve Gaspar	Planning Commissioner Andi Anderson
Planning Commissioner Kurt Johnson	Planning Commissioner Sharon Chontos
Planning Commissioner Sean Ervin	Planning Commissioner Katherine Fiegen
Planning Commissioner Larry Luetke	
Planning Commissioner John Paulson	
Planning Commissioner Nick Sershen	

CONSENT AGENDA

1. APPROVAL OF AUGUST 2, 2017 MINUTES OF REGULAR MEETING.

Approved 5-0

2. AUGUST PLATS

Approved 5-0

3. 6725-2017: REZONE from the RS, Single-Family Residential - Suburban, RD-1, Twin Home/Duplex Residential - Suburban, RA-2, Apartment Residential - Moderate Density and O, Office Districts to CN, Conservation, RA-2, Apartment Residential - Moderate Density, LW, Live/Work and C-4, Commercial Regional District located at the northeast corner of N. Career Ave and W. Benson Rd.  
Legal Description: SE1/4 (Ex: H1, H3, H4, H5, H6, H7, H8, H9, and Ex: Pinnacle Point Addition) Section 36-102-50 as shown by exhibit, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0

4. 7098-2017: REZONE from the I-2, Heavy Industrial District to the REC, Recreation District for allowed forms located at 1210 N. Weber Ave.  
Legal Description: (EX. Stockyards Addition) Vacated Streets Lying Adjacent & Lot 6, Block 42 & Lots 6 & 7, Blocks 43 & All Blocks 54 & 55, Central Sioux Falls Addition & Tract G (Ex. Tracts G1 & G2) Stockyards Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0

5. 7234-2017: REZONE from the I-1, Light Industrial District to the CN, Conservation District for allowed forms located east of N. Westport Ave. and north of W. 54th St. N.  
Legal Description: Lot 2, Block 4, Jansmick Addition, City of

Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0

6. 7241-2017: REZONE from the RD-1, Twin Home/Duplex Residential Suburban District to the S-2, Institutional Campus Planned Unit Development for allowed forms located at 2308, 2400 & 2412 S. Summit Ave.  
Legal Description: Lots 20, 23 & 28, Block 29, University 3rd Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0

7. 7270-2017: REZONE from the C-3, Commercial Community District to the RA-1, Apartment Residential Low Density District for allowed forms located at 2301 W. 46th St.  
Legal Description: Lots 2 & 3 in Tract 3, Brown Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0

8. 7291-2017: REZONE from the AG, Agriculture District to the RD-2, Townhome Residential - Suburban and RA-1, Apartment Residential - Low Density Districts for allowed forms located at the northwest corner of W. 41st St. and S. Ellis Rd.  
Legal Description: Tract 4, Ollerichs Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0

9. 7292-2017: REZONE from the AG, Agriculture and I-1, Light Industrial Districts to the I-2, Heavy Industrial District for allowed forms located at the southeast corner of E. Benson Rd. and I-229.  
Legal Description: NW 1/4 & S 1/2 of Section 2, T101N-R50W, lying north and west of the Big Sioux River (Ex: H-1, H-2, & H-3, Lot 3, Block 1 of Wexford Addition and Tract 1 of Sweetman Trail Addition) as show by exhibit, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0

10. 7293-2017: REZONE from the LW, Live/Work District to the RD-2, Townhome Residential - Suburban District for allowed forms located south of W. 32nd St. and west of S. Kinderhook Ave.  
Legal Description: Portion of the NW 1/4 of the SW 1/4 of Section 27, T101N-R50W, as shown by exhibit, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 5-0

11. 7295-2017: REZONE from the C-4, Commercial Regional District to the I-1, Light Industrial District for allowed forms, located at the southwest corner of W. Maple St. and N. Westport Ave.  
Legal Description: Lot 2, Tract 3, Knewel s Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0

12. 7299-2017: REZONE from the RT-1, Single-Family Residential Traditional and RA-1, Apartment Residential Low Density Districts to the C-2, Commercial Neighborhood and Streetcar District for allowed forms located at the northwest corner of W. 6th St. and S. Minnesota Ave.  
Legal Description: E. 50' of Lots 8 & 9, Lots 10 & 11, Block 1, West Sioux Falls Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0 to move to the Regular Agenda.

Approved 5-0

13. 7307-2017: REZONE from the RA-1, Apartment Residential Low Density and O, Office Districts to the C-2, Commercial Neighborhood and Streetcar District for allowed forms located at the southwest corner of W. 4th St. and N. Minnesota Ave.  
Legal Description: North 8' of Lot 15, Lots 16-18, Block 2, West Sioux Falls Addition to City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0 to move to the Regular Agenda.

Approved 5-0

14. 7308-2017: REZONE from the RD-1, Twin Home. Duplex Residential-Suburban District to the RA-1, Apartment Residential Low Density District for allowed forms located at 2201 E. 34th St. N.  
Legal Description: Tract 116, (EX Lot 1) Norton Tracts Subdivision, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0 to withdraw Item 14.

15. 7020-2017: PRELIMINARY SUBDIVISION PLAN for Pinnacle Point Addition located at the northeast corner of W. Benson Rd. and N. Career Ave.  
Legal Description: SE 1/4 (EX H-1 thru H-9 & Pinnacle Point Addition) Section 36-T102N-R50W, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0

16. 7315-2017: PRELIMINARY SUBDIVISION PLAN for Ollerich Farms Addition located north of W. 41st St. and west of S. Ellis Rd.  
Legal Description: Tract 4, Ollerichs Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

Item 12 was heard at this time. See item for action taken.  
Item 13 was heard at this time. See item for action taken.

17. 7248-2017: CONDITIONAL USE PERMIT in the BCF1 Form to allow an office building without brick siding when adjacent to DD forms located at 6000 S. Doral Ave.  
Legal Description: Lot 1A of Lot M, Prairie Green Addition, City of Sioux Falls, Lincoln County, SD  
Recommendation Approval

Approved 5-0 to defer to the October 4, 2017, meeting.

18. 7268-2017: CONDITIONAL USE PERMIT for an off-premise sign located at 3300 N. Potsdam Ave.  
Legal Description: Lot 10, Block 1, Myrl & Roys Development Park Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0

19. 7320-2017: CONDITIONAL USE PERMIT in the RE6 form to allow for residential units on the first floor in the DTPUD located at 724, 729 N. Main Ave. and 109 W. 2nd St.  
Legal Description: Lots 1A, 2A, and 3, Block 3, Phillips to the Falls Addition and W1/2 of the Vacated Alley and Lots 1-3, Block 34, Brookings & Edmunds Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0

20. 7305-2017: ALTERNATIVE SITE PLAN for buffer yard requirements located at 1320 S. Minnesota Ave.  
Legal Description: West 48' of the SE 1/4 and the NE 1/4, except the S 69.5' of the E 100' thereof, Block 13 of Sherman's Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0

21. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE PROJECT BOUNDARY FOR TAX INCREMENT FINANCE DISTRICT 2017A  
Recommendation Approval

A. Motion to designate the boundary of Tax Increment Finance District 2017-A

Approved 5-0

B. Motion to recommend approval of Tax Increment Finance District 2017-A

Approved 5-0

22. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD APPROVING THE PROJECT PLAN FOR TAX INCREMENT FINANCE DISTRICT 2017A  
Recommendation Approval

A. Motion to adopt the Project Plan for Tax Increment Finance District 2017-A

Approved 5-0

B. Motion to recommend approval of the Project Plan for Tax Increment Finance District 2017-A

Approved 5-0

23. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE 2013 SHAPE PLACES ZONING ORDINANCE OF THE CITY OF SIOUX FALLS.  
Recommendation Approval

Approved 5-0

NEW BUSINESS

There was none.

ADJOURNMENT

The meeting was adjourned at 7:23 p.m.

Denise D. Tucker, MMC

Assistant City Clerk