

City Planning Commission

Minutes

Carnegie Town Hall, 235 West 10th Street

Wednesday, December 6, 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 NOVEMBER 1, 2017 MINUTES OF REGULAR MEETING.

Approved 8-0

2. NOVEMBER PLATS

Approved 8-0

3. 7680-2017: REZONE from the RS, Single-Family Residential Suburban District to the RT-1, Single-Family Residential Traditional District for allowed forms located at 212 S. Willow Ave.

Legal Description: Lot 13, Block 22, Covell 2nd Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 8-0

4. 7734-2017: REZONE from the RA-1, Apartment Residential-Low Density District to the O, Office District for allowed forms at 6300 and 6400 W. 43rd St.

Legal Description: Tract C of Morrow s Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 8-0

5. 7735-2017: REZONE from the RS, Single Family Residential-Suburban and CN, Conservation Districts to the RS Single Family Residential-Suburban, RD-1 Twin Home/Duplex Residential-Suburban, RD-2 Townhome Residential-Suburban, and REC, Recreation Districts for allowed forms at the southeast corner of E. Madison St. and N. Dubuque Ave.

Legal Description: The W % of the NE ... of Section 13-101-49 as shown by exhibit, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 8-0 to move to the Regular Agenda

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

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

6. 7632-2017: CONDITIONAL USE PERMIT for on-sale alcohol within 500 of a sensitive land use located at 2315 W. 12th St.
Legal Description: (Ex H-1 & S-1) Lots 1 thru Lot 4 Blk 2 Beverly Gardens Addition to the City of Sioux Falls, Minnehaha County, SD
Recommendation Deferral

Approved 8-0, with the following stipulation

1.Appropriate screening along the south property line as approved by the Director of Planning and Building Services be completed by April 1, 2018.

7. 7688-2017: CONDITIONAL USE PERMIT for off-sale alcohol within 500 of a school located at 5009 S. Western Ave., Suite 200-210.
Legal Description: Block 5 (EX Lot 1, Lot 2 & H-1), Sioux Falls River Crossing Addition, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 8-0

8. 7712-2017: CONDITIONAL USE PERMIT to reconstruct a non-conforming off-premise sign located at 509 S. 5th Ave.
Legal Description: Part of Lots 7 to (East of Right-of-Way) Lot 10 Block 22, Gale's Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0

9. 7728-2017: CONDITIONAL USE PERMIT for off-sale alcohol within 500 of a sensitive land use located at 2525 S. Ellis Rd.
Legal Description: Tracts C & D, Lot 1A, Block 1, Westwood Valley Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0

10. 7744-2017: CONDITIONAL USE PERMIT for a full-service restaurant within 250 of a sensitive land use located at 2301 W. Trevi Place.
Legal Description: Lot 2, Block 5, Three Fountains Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0

NEW BUSINESS

There was none.

ADJOURNMENT

The meeting was adjourned at 6:40 p.m.

Tamara Jorgensen, MMC

Assistant City Clerk