

City Planning Commission
Minutes
Carnegie Town Hall, 235 West 10th Street
Wednesday, January 3, 2018 at 6:00 PM

ROLL CALL

Members Present:

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:

Planning Commissioner Steve Gaspar

CONSENT AGENDA

1. APPROVAL OF DECEMBER 6, 2017 MINUTES OF REGULAR MEETING.

Approved 7-0

2. DECEMBER PLATS

Approved 7-0

3. 7732-2017: REZONE from the RT-1, Single-Family Residential Traditional & RT-2, Townhome Residential-Traditional Districts to the C-2, Commercial-Neighborhood and Streetcar District for allowed forms at 1108, 1116 and 1120 E. 6th St.
Legal Description: East 60' of Lots 1 & 2 & Lots 17 & 18, Block 4, City View Addition to the City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 7-0

4. 7756-2017: REZONE from the RS, Single-Family Residential - Suburban District to the O, Office District for allowed forms located at 6161 S. Mogen Ave.
Legal Description: Portion of Lot 16, Block 1, Platinum Valley Addition as show by exhibit, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 7-0

5. 7758-2017: REZONE from the RT-1, Single-Family Residential - Traditional District to the RT-2, Townhome Residential - Traditional District for allowed forms located at 605 & 607 S. Duluth Ave.
Legal Description: E. 90' of Lot 13 & E 90' of the S. 2' of Lot 14, Block 9, Grigsby's Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 7-0

6. 7817-2017: REZONE from the AG, Agriculture District to the RS, Single-Family Residential - Suburban District for allowed forms located south of E. 45th St. and east of S. Outfield Ave.
Legal Description: The west 142' of the east 842' of the south 306' of the north 1,636' in the NW 1/4 of Section 31-101N-48W, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 7-0

7. 7855-2017: REZONE from the AG, Agriculture District to the RS, Single-Family Residential - Suburban, RD-1, Twinhome/Duplex Residential - Suburban & O, Office Districts for allowed forms located at the southeast corner of E. 69th St. and S. Bahnson Ave.
Legal Description: Tracts 1-3, Leubecher Addition as shown by exhibit, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 6-0 (Commissioner Katherine Fiegen recused herself from the meeting and the vote on Item 7.)

8. 7872-2017: REZONE from the RS, Single Family Residential Suburban to the RT-1, Single Family Residential Traditional for allowed forms at 209 S. Jefferson Ave.
Legal Description: Lot 3, Block 15, Braley s 1st Addition to the City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 7-0

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

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

9. 7852-2017: CONDITIONAL USE PERMIT of an Electronic Message Center sign located within a residential zoning district located at 4900 E. 49th St.
Legal Description: Tract 2, Brady Estates Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval
Approved 7-0, with the following condition:

1. Maximum of 15 square feet for sign.

10. 7870-2017: CONDITIONAL USE PERMIT for an on-sale alcoholic beverage establishment within 500' of a sensitive land use located at 323 N. West Ave.
Legal Description: S 1/2 of Vacated W. 6th St. Lying Adjacent & (Ex Lot H-1) Lots 1, 2 & 3, Block 1, West Park Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 7-0

11. 7869-2017: INITIAL DEVELOPMENT PLAN AMENDMENT to the Augustana University S-2, Institutional Campus PUD located north of W. 37th St. east of S. Lake Ave. and west of S. Summit Ave.
Legal Description: (EX H LOTS) E1/2 VAC ALLEY LYING ADJ TO LOT 9 DENNIS SUB BLK 24 & VAC WALTS AVE & VAC MENLO AVE LYING ADJ & VAC PORTION OF W 28TH ST LYING ADJ & HI-RISE DORMITORY TRACT 1 PT BLKS 21 & 22 & ALL BLKS 9, 10, 21, 23 & 24 & DENNIS SUB LOTS 1 THRU LOT 9 BLK 24 UNIVERSITY ADDN, BLOCK 22 (EX HI-RISE DORMITORY TR 1) UNIVERSITY ADDN & SW1/4 NE1/4 (EX E165 W439 N100 S1396 & EX AUGUSTANA MAIN SOUTH ADDN) & TRACT 1 (EX AUGUSTANA MAIN SOUTH ADDN) & VAC 29TH ST LYING ADJ 29-101-49, E 165' W 439' N 100' S 1396' (EX N 23' W 88') W1/2 NE1/4 (POWER PLANT) 29-101-49, TRACT 1, 2, 3, & 4 AUGUSTANA MAIN SOUTH ADDN, NE1/4 NW1/4 NW1/4 SE1/4 & E33'NW1/4 NW1/4 NW1/4 SE1/4 (EX N33' 33RD ST) 29-101-49, E 130' N 195' W 293.75' (EX S 33' 33RD ST) NW1/4 NW1/4 NW1/4 SE1/4 29-101-49, S 135' E 110' W 293.75' (EX W 33' ST) & S 20' W 183.75' NW1/4 NW1/4 NW1/4 SE1/4 29-101-49, N115 S135 W183.75 (EX W33) & N196 W163.75 (EX E33 GRANGE AVE & EX S33 33RD ST) NW1/4 NW1/4 NW1/4 SE1/4 29-101-49, S1/2 NW1/4 NW1/4 SE1/4 (EX 33 ST) & S1/2 NW1/4 SE1/4 (EX HILLSIDE ADDN) 29-101-49 , VAC STREETS LYING ADJ TO PLATTED PORTIONS & E3/4 NE1/4 SW1/4 (EX PLATTED PARTS) 29 101 49 & VAC STREET LYING ADJ & ALL BLKS 1 & 2 & N162 BLK 3 & ALL BLKS 4, 8 & 9 BELLEVIEW PARK ADDN TO CITY OF SIOUX FALLS
Recommendation Approval

Approved 6-0 (Commissioner Sean Ervin recused himself from the meeting and the vote on Item 11.)

12. 7876-2017: PRELIMINARY SUBDIVISION PLAN for Dalco Addition located south of E. 57th St. and west of S. Highway 11.
Legal Description: Tract 1, Dalco Addition, City of Sioux Falls, Lincoln County, SD
Recommendation Deferral

Approved 7-0, to defer to the February 7, 2018 meeting.

13. 7877-2017: PRELIMINARY SUBDIVISION PLAN for North Ridge Addition located west of N. Career Ave. and south of W. 34th St. N.
Legal Description: Tract 2A, Northridge Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Deferral
Approved 7-0, to defer to the February 7, 2018 meeting.

NEW BUSINESS

14. ELECTION OF OFFICERS

Approved 7-0, Sean Ervin Chair

Approved 7-0, Larry Luetke- Vice Chair

ADJOURNMENT

The meeting was adjourned at 6:32 p.m.

Denise
D. Tucker, MMC

Assistant City Clerk