

City Planning Commission

Minutes

Carnegie Town Hall, 235 West 10th Street

Wednesday, February 7, 2018 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 JANUARY 3rd, 2018 MINUTES OF REGULAR MEETING.

Approved 8-0

2. JANUARY PLATS

Approved 8-0

3. 7972-2018: REZONE from the I-1, Light Industrial District to the C-4, Commercial Regional District for allowed forms located at the southeast corner of E. Benson RD and I-29.

Legal Description: Portion of N 1/2 of the NW 1/4, including FE1-3, (EX Lots H1-H4), Section 6, T101-R49, Sioux Falls City Unplatted as shown by exhibit, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 8-0

4. 7973-2018: REZONE from the C-2, Commercial Neighborhood and Streetcar District to the C-3, Commercial Community District located at the southwest corner of E. 18th St. and S. Daryl Pl.

Legal Description: A portion of Lot A, a portion of Lot H-2 in the NE 1/4 of the SE 1/4, Section 24, T101-R49W & Tract 3 (EX Lots 1 & 2, Block 19), Dawley Farm Village Addition as shown by exhibit, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 8-0

5. 7975-2018: REZONE from the RD-1, Twin Home/Duplex Residential - Suburban District to the University Hills POPUD for allowed forms located at 5600 W. University Trail.

Legal Description: Lot 4, Block 2 University Hills Addition to  
the City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 8-0

6. 7978-2018: REZONE from the C-3, Commercial - Community District to the C-4, Commercial - Regional District for allowed forms located at 3015 S. Minnesota Ave.  
Legal Description: SE 1/4 of the NE 1/4 of the SE 1/4 of the SE 1/4 & N. 33' of vacated 39th St. Lying Adjacent, Section 29-T101-R49W, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 8-0

7. 7980-2018: REZONE from the I-1, Light Industrial and C-3, Commercial Community Districts to the I-1, Light Industrial and C-3, Community Districts for allowed forms located at the northeast corner of W. 12th and S. Marion Rd.  
Legal Description: A portion of Vacated Watson Drive and 11th St. (EX. Lots H-1) and Lots 8 & 9, Block 3, Lots 14, 15 & 16, Block 4, Industrial Subdivision & Lot 1, P & J, Enterprises Addition & Tract 1, 3 & 4 (EX S 7 of Marion Rd.) CAS in the SW ... of the SW 1/4, Section 13-T101-50W as show by exhibit, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 8-0

8. 7981-2018: REZONE from the AG, Agriculture District to the S-2, Institutional Campus PUD for allowed forms located east of N. Benson Rd. and south of W. 54th St.  
Legal Description: Tract 3 Hall's Addition SE 1/4 31-102-49 to the City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 8-0

9. 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 Approval

Approved 8-0

10. 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 Approval

Approved 8-0

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

11. 7954-2017:                   CONDITIONAL USE PERMIT for an electronic message center within a residential zoning district located at 4100 S. Bahnson Ave.  
Legal Description:                   Tract 1, Summer Hill South Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 6-2 (Commissioners John Paulson and Sharon Chontos opposed), to amend with the following conditions:

1. No more than 30 percent of the total allowable square footage of the wall or freestanding sign with a maximum of 15 square foot.
2. Electronic message center portion of the sign shall be shut-off between the hours of 10 p.m. to 6 a.m.

NEW BUSINESS

There was none.

ADJOURNMENT

The meeting was adjourned at 6:34 p.m.

Denise D. Tucker, MMC

Assistant City Clerk