

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

ROLL CALL

Members Present:

Planning Commissioner Steve Gaspar
Planning Commissioner Kurt Johnson
Planning Commissioner Sharon Chontos
Planning Commissioner Sean Ervin
Planning Commissioner Katherine Fiegen
Planning Commissioner Larry Luetke
Planning Commissioner John Paulson

Members Absent:

Planning Commissioner Andi Anderson
Planning Commissioner Nick Sershen

CONSENT AGENDA

1. APPROVAL OF APRIL 4, 2018 MINUTES OF REGULAR MEETING.

Approved 6-0

2. APRIL PLATS

Approved 6-0

3. 8302-2018: REZONE from the RD-2, Townhome Residential District to the RT-1, Single-Family Residential Traditional District for allowed forms located at 117 S. Garfield Ave.

Legal Description: N. 44 of Lot 3, Block 7, Braley s 1st
Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0

4. 8313-2018: REZONE from the RD-1, Twin Home/Duplex Residential - Suburban District to the RT-1, Single-Family Residential - Traditional District for allowed forms located at 2122 & 2124 S. Duluth Ave.

Legal Description: Lots 15 & 16, Block 27, University 2nd
Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0

5. 8324-2018: REZONE from the RS, Single-Family Residential Suburban District to the RD-1, Twin Home/Duplex Residential Suburban District for allowed forms located west of N. Six Mile Rd. and north of E. 10th St.

Legal Description: Portion of Tract 1 and Tract 2A, Nelson s
Addition as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

6. 8312-2018: REZONE from the O, Office District to the C-4, Commercial - Regional, I-1, Light Industrial and CN, Conservation Districts for allowed forms located north of W. Benson Rd. and west of N. Westport Ave.
Legal Description: Portion of the W 1/2 of the SW 1/4 (EX H-1 - H-4) & SW 1/4 of the NE 1/4 (Ex H-1) & NE 1/4 of the SW 1/4 (EX H-2 & EX Jansmick Addition), Section 31-102-49, Sioux Falls City Unplatted, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0

7. 8364-2018: REZONE from the RS, Single-Family Residential Suburban District to the RD-1, Twin Home/Duplex Residential Suburban District for allowed forms with conditions pursuant to Section 160.650 located at 6220 & 6224 S. Cimarron Place.
Legal Description: Lots 12 & 13, Block 4, Diamond Valley Addition, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 6-0

8. 8262-2018: CONDITIONAL USE PERMIT for on-sale alcohol within 500' of a sensitive land use located at 4810 S. Western Ave.
Legal Description: Lot 1B, Spicers Addition, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 6-0

9. 8287-2018: CONDITIONAL USE PERMIT to allow a non-conforming use (accessory parking lot) located at 231 N. Weber Ave.
Legal Description: Lot 1A, Tract 4, Section 16 T101-49W, Sioux Falls City Unplatted, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0

10. 8315-2018: CONDITIONAL USE PERMIT to allow a non-conforming use located at 1515 W. Burnside Ave.
Legal Description: N 1/2 of Vacated W. 6th St. Lying Adjacent & (Ex H-1) Lots A & County Auditors Subdivision, Tract 1, Lot B, Peck's Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 6-0

11. 8325-2018: CONDITIONAL USE PERMIT to allow on-sale alcoholic beverage establishment within 500' of a sensitive land use located at 900 N. Sycamore Ave.
Legal Description: Tract 11, Richmond Estates 4th Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 4-2 (Commissioners John Paulson and Steve Gaspar opposed.)

12. 8331-2018: INITIAL DEVELOPMENT PLAN AMENDMENT for the Sanford Sports Complex South and North Addition located east of I-29 and north and south of W. Benson Rd.
Legal Description: NE 1/4 of Section 6 Lying West of Lot E-1, Except Lot H-1 and Except Sanford Sports Complex Addition thereof; NW 1/4 of Section 6 Including Lots FE1, FE2, and FE3 thereof, except Lots H-1, H-2, H-3 and H-4 thereof; N 1/2 of the SW 1/4 of Section 6 Including Lots FE1, FE2 and FE3, except Lots H-1, H-2 and H-3 except Sencore Addition and except the S 360' of the E 755' of the W 863' of the N 1/2 of the SW 1/4 Lying Adjacent and Contiguous to Dickey Tract 3 in the SW 1/4; NW 1/4 of Section 6 Lying West of Lot E-1, except Sencore Addition, All in Section 6, Township 101 North, Range 49 West of the 5th P.M. and the NW 1/4 of Section 5 Lying West of Lot E-1, all in Section 5, Township 101 North, Range 49 West of the 5th P.M. & SE 1/4 of Section 31, T101-R49W, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 5-0 (Commissioner John Paulson recused himself from the meeting and the vote on Item 12.)

13. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING CHAPTER 160: ZONING, SUBCHAPTER: PUD PLANNED UNIT DEVELOPMENT REGULATIONS
Recommendation Approval

Approved 6-0

NEW BUSINESS

There was none.

ADJOURNMENT

The meeting was adjourned at 6:50 p.m.

Denise D. Tucker, MMC

Assistant City Clerk