

City Planning Commission
Minutes
Carnegie Town Hall, 235 West 10th Street
Thursday, July 5, 2018 at 6:00 PM

ROLL CALL

Members Present:

Planning Commissioner Kurt Johnson
Planning Commissioner Sharon Chontos
Planning Commissioner Katherine Fiegen
Planning Commissioner Larry Luetke
Planning Commissioner John Paulson
Planning Commissioner Nick Sershen

Members Absent:

Planning Commissioner Steve Gaspar
Planning Commissioner Andi Anderson
Planning Commissioner Sean Ervin

CONSENT AGENDA

1. APPROVAL OF JUNE 6th MINUTES OF REGULAR MEETING.

Approved 5-0

2. JUNE PLATS

Approved 5-0

3. 8684-2018: REZONE from the C-2, Commercial Neighborhood and Streetcar District to the S-1, General Institutional District for allowed forms at 401 S. Joliet Ave.
Legal Description: S1/2 of vacated Garfield Avenue and Tract 1, Block 62A, Capitol Hill Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 5-0

4. 8685-2018: REZONE from the RA-2, Apartment Residential- Moderate Density District to the CN, Conservation District for allowed forms located at the southeast corner of E. 6th St. and N. Cleveland Ave.
Legal Description: Portion of N1/2 SW1/4 14-T101-R49w and NW1/2 of vacated North Chapel Hill Road (EX 5278.71) as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 5-0

5. 8686-2018: REZONE from the RS, Single-Family Residential- Suburban District to the CN, Conservation District for allowed forms located west of S. Southeastern Ave. and E. 41st St.
Legal Description: Tract 1, Tuthill Highlands Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 5-0

6. 8689-2018: REZONE from the RS, Single-Family Residential- Suburban District to the CN, Conservation District for allowed forms located at the southeast corner of N. Bahnson Ave. and E. Broken Arrow St.
Legal Description: Tract 2 Richmond Estates 2nd Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 5-0

7. 8690-2018: REZONE from the MH, Manufactured Residential Housing and C-2, Commercial- Neighborhood and Streetcar Districts to the CN, Conservation District for allowed forms located at the northwest corner of S. Highline Ave. and E. Arrowhead Pkwy.
Legal Description: Tract 1 Cliff Foss 5th Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 5-0

8. 8691-2018: REZONE from the CN, Conservation District to the REC, Recreation District for allowed forms located north of E. 69th St. and west of S. Graystone Ave.
Legal Description: Lot 3 of Block 23, Whispering Woods Addition, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 5-0

9. 8720-2018: REZONE from the RA-2, Apartment Residential- Moderate Density District to the RS, Single Family Residential- Suburban and RD-1, Twin Home/ Duplex Residential- Suburban Districts for allowed forms located at North Knob Hill Court
Legal Description: Lots 1-13, Block 9 & Lots 1-5, Block 10, Hazeltine Addition as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 5-0

10. 8743-2018: REZONE from the RS, Single-Family Residential- Suburban District to the RT 1, Single-Family Residential- Traditional District for allowed forms located at 1246 E. 21st St.
Legal Description: Lot 12 of Block 9, Spicer 2nd Addition and Lot 11 of Block 9, Spicer 2nd Addition to the City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 5-0

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

11. 8687-2018: REZONE from the C-3, Commercial- Community District to CN, Conservation District for allowed forms located at the northwest corner of S. Westport Ave. and W. 10th St.,
Legal Description: Tract 2C Naredel s 2nd Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 5-0

12. 8731-2018: REZONE from the C-2, Commercial Neighborhood Streetcar District to the C-3, Commercial Community District for allowed forms located at 7201 S Cliff Ave.
Legal Description: Tract A of South Cliff Grassland Addition, City of Sioux Falls, Lincoln County, SD
Recommendation Approval with Condition

Approved 5-0, with the following condition:

1. Maximum building size in the RE4 Form be limited to 35,000 sq ft.

13. 8749-2018: REZONE from the AG, Agricultural District to the RS, Single-Family Residential-Suburban District allowed forms located at the southeast corner of W. 95th St. and S. Louise Ave.
Legal Description: Tronson Tract 2, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 5-0

14. 8561-2018: CONDITIONAL USE PERMIT for an on-sale alcoholic beverage establishment located within 500' of a sensitive land use located at 1821 W. 12th St. Suite D.
Legal Description: Lots 4, 5, 6 & 7A of Block 2, Jacobson Park Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 5-0

15. 8555-2018: ALTERNATIVE SITE PLAN for an alternative buffer yard plan located at the northwest corner of W. 41st. and S. Sertoma Ave.
Legal Description: Tract 2 (Except Westerly 33' of St. ROW & Ex Part Theodore Ave & Ex Lots 1A, 2 & 4) Roosevelt South Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 5-0

16. PUBLIC INPUT ON NON-AGENDA ITEMS
(5-MINUTE COMMENT PERIOD PER INDIVIDUAL)

There was none.

NEW BUSINESS

There was none.

ADJOURNMENT

The meeting adjourned at 6:26 p.m.

D. Tucker, MMC

Denise

Assistant City Clerk