

City Planning Commission

Minutes

Carnegie Town Hall, 235 West 10th Street

Wednesday, October 3, 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 SEPTEMBER 5, 2018 MINUTES OF REGULAR MEETING.
2. SEPTEMBER PLATS
3. 9171-2018: REZONE from the RT-1 Single-Family Residential Traditional District to the RT-2 Townhome Residential Traditional District for allowed forms at 1201 S. 7th Ave.  
Legal Description: Realty Co s Subdivision N 72 feet of Lot7 and Lot 8 Block 21, Boulevard Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval
4. 9173-2018: REZONE from the RT-1 Single-Family Traditional Residential District to the RT-2 Townhome Residential Traditional District for allowed forms at 700 S. 1st Ave.  
Legal Description: W 100 feet of the N % Lot 2 Block 42, Gale s 6th Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval
5. 9178-2018: REZONE from the I-1 Light Industrial District to the I-2 Heavy Industrial District for allowed forms at 1001 E. 52nd St.  
Legal Description: (EX E137.72) Lot 6, Block 9, Sioux Empire Development Park One Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval
6. 9182-2018: REZONE from the RT-1, Single-Family Residential Traditional District to the RT-2, Townhome Residential - Traditional District for allowed forms at 801 N. Duluth Ave.  
Legal Description: Lot 10 Block 17, McClellan s Addition to West Sioux Falls, Minnehaha County, SD  
Recommendation Approval
7. 9296-2018: REZONE from the O, Office District to the C-2, Commercial - Neighborhood and Streetcar District for allowed forms located

at 500 E. 69th St.

Legal Description: Tract A of Lot M, Prairie Green Addition, City of Sioux Falls, Lincoln County, SD  
Recommendation Approval

8. 9319-2018: REZONE from the RS, Single-Family Residential Suburban District to the RT-1, Single-Family Residential Traditional District for allowed forms located at 616 S. Willow Ave.  
Legal Description: Lot 5, Block 1, Noll s Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Item was moved to the Regular Agenda.  
Approved 8-0

CONSENT AGENDA APPROVAL

Approved 8-0

REGULAR AGENDA APPROVAL

Item 8 was heard at this time. See item for action taken.

9. 8738-2018: REZONE from the S-1, General Institutional District to the RA-2, Apartment Residential- Moderate Density and CN, Conservation Districts for allowed forms located at 6300 W. 41st St.  
Legal Description: A portion of Tract 1 of First Assembly of God Addition as shown by exhibit City of Sioux Falls, Minnehaha County, SD.  
Recommendation Approval with Conditions

Approved 7-1, (Commissioner John Paulson opposed), with the following conditions:

1. Required side yard setback along the north property line, a minimum of 60 feet;
2. Buffer yard along the north property line shall include a 2' berm and 6' privacy fence.

10. 9129-2018: REZONE from the RS, Single-Family Residential Suburban District to the RD-1, Twin Home/Duplex Residential Suburban District for allowed forms at 608 W. 57th St.  
Legal Description: Lot 8, Block 1, River Ridge Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 7-1 (Commissioner John Paulson opposed.)

11. 9222-2018: CONDITIONAL USE PERMIT for on-sale alcoholic beverage establishment located within 500 feet on sensitive land use located at 2300 S. Minnesota Ave., Suite C.  
Legal Description: 1 to 4 & 23 to Lot 26 Block 1, Costello s Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 8-0

12. 9160-2018: ALTERNATIVE SITE PLAN for an alternative landscape plan located at the northwest corner of E. 57th St. and S. Dubuque Ave.  
Legal Description: Lot 4 Block 3, Lots 17, 18, 19 Block 3, Brooks Crossing Addition and Tract 2 (EX Brooks Crossing Addition) Brooks Crossing 2nd Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 8-0

NEW BUSINESS

There was none.

ADJOURNMENT

The meeting was adjourned at 7:36 p.m.

Denise D. Tucker, MMC

Assistant City Clerk