

MINUTES

Planning Commission Meeting

Thursday, January 3, 2019 at 6:00 PM

Carnegie Town Hall, 235 West 10th St., Sioux Falls, South Dakota 57104

(Public Input on Agenda Items Only)

CALL TO ORDER AND ROLL CALL

Commissioners Present: Sharon Chontos, Sean Ervin, Kati Johnson, Steve Gaspar, Kurt Johnson, John Paulson

Commissioners Absent: Andi Anderson, Larry Luetke, Nick Sershen

CONSENT AGENDA

1. APPROVAL OF THE REGULAR MEETING MINUTES OF
2. PLATS
3. CONSENT AGENDA PETITIONS

Petition: 9588-2018: REZONE from the RA-2, Apartment Residential-Moderate Density District to the RT-2, Townhome Residential-Traditional District for  
A. allowed forms located at the SW corner of E. 14th St. and S. 2nd Ave.

Legal Description: Lots 10-12 (EX H-1), Block 32, Gale's 4th Addition as shown by exhibit, City of Sioux Falls, Minnehaha County, SD

Petition: 9663-2018: REZONE from the RT-1, Single-Family Residential-Traditional District to the RT-2, Townhome Residential-Traditional District for  
B. District for allowed forms located at 219 S. Prairie Ave.

Legal Description: Lot 5, Block 29, Pettigrew's Addition, City of Sioux Falls, Minnehaha County, SD

Petition: 9667-2018: REZONE from the C-3, Commercial-Community District to the C-3, Commercial-Community District for allowed forms located at 7321 S. Cliff Ave.  
C.

Legal Description: Lot 4, South Cliff Grasslands Addition, City of Sioux Falls, Lincoln County, SD

Petition: 9710-2018: REZONE from the I-1, Light Industrial District to the S-2, Institutional Campus PUD District for

D. allowed forms located at 2301 E. 60th St. N.

Legal Description: Lot 2 (EX TRS A&B) & Lot 1A, Block 1A, Hutchinson Addition, City of Sioux Falls, Minnehaha County, SD

Petition: 9711-2018: REZONE from the RS, Single-Family Residential-Suburban District to the CN, Conservation District for allowed forms located at 5101 E. W. 5th St.

Legal Description: The East 363 Feet of the West 558 Feet of the South 420 Feet of the NW 1/4 of Section 13, Township 101 North, Range 50, West of the 5th

P.M., Minnehaha County, South Dakota

Petition: 9716-2018: REZONE from the RR Single-Family Residential-Rural District to the CN Conservation District for allowed forms located at 8109, F. 8117, 8201, 8209, & 8217 W. 41st St.

Legal Description: Lots 2-6, Block 1, Klein's Subdivision, City of Sioux Falls, Minnehaha County, SD

Petition: 9703-2018: REZONE from the I-1, Light Industrial District to the I-2, Heavy Industrial District for allowed forms located at 4401 W. 62nd St. N.

Legal Description: Lot 9, Block 5, Sioux Empire Development Park 7th Addition, City of Sioux Falls, Minnehaha County, SD

4. CONSENT AGENDA APPROVAL

A motion was made by Johnson and seconded by Chontos to approve the Consent Agenda.

Voice vote to approve. 4 Yes: Chontos, Johnson, Gaspar, Johnson; 0 No: (None). Motion Passed. Paulson was excused from the meeting and the vote on this item pursuant to City Ordinance 30.017.

REGULAR AGENDA

5. REGULAR AGENDA APPROVAL

A motion was made by Johnson and seconded by Johnson to approve the Regular Agenda.

Voice vote to approve. 5 Yes: Chontos, Johnson, Gaspar, Johnson, Paulson; 0 No:

(None). Motion Passed.

6. REGULAR AGENDA PETITIONS

Petition: 9701-2018: REZONE from the RD-1 Twin Home/Duplex Residential-Suburban District to the O Office District for allowed forms located at 718 N. Kiwanis Ave. (or 2509 W. 2nd St.).

Legal Description: Lots 10-12, Block 20, Harrison's Addition, City of Sioux Falls, Minnehaha County, SD

A motion was made by Gaspar and seconded by Johnson to defer to the February 6, 2019, Planning Commission Meeting.

Voice vote to defer. 5 Yes: Chontos, Johnson, Gaspar, Johnson, Paulson; 0 No: (None). Motion Passed.

Petition: 9434-2018:CONDITIONAL USE PERMIT to allow the St. Francis House to construct a permanent facility within 1000 feet of Single-Family Residential-Traditional District.

Legal Description: All of Block 7 (EX the SE 1/4), East Sioux Falls Addition, City of Sioux Falls, Minnehaha County, SD

A motion was made by Gaspar and seconded by Chontos to approve Item 6B.

Voice vote to approve. 5 Yes: Chontos, Johnson, Gaspar, Johnson, Paulson; 0 No: (None). Motion Passed.

Petition: 9734-2018: CONDITIONAL USE PERMIT for an off-sale alcoholic beverage establishment located within 500' of a sensitive land use located on the Northeast corner of E. 26th St. and N. Highline Ave.

Legal Description: A portion of the S1/2 S1/4 of 24-101-49 West of the 5th P.M. (EX existing plats) as show by exhibit, City of Sioux Falls, Minnehaha County, SD

A motion was made by Johnson and seconded by Chontos to approve Item 6C.

A motion was made by Gaspar and seconded by Johnson to amend that temporary signs advertising alcohol are prohibited on the west side of the building, facing the elementary school.

Voice vote to amend. 5 Yes: Chontos, Johnson, Gaspar, Johnson, Paulson; 0 No: (None). Motion Passed.

Voice vote to approve, as amended. 5 Yes: Chontos, Johnson, Gaspar, Johnson, Paulson; 0 No: (None). Motion Passed.

Petition: 9729-2018: ALTERNATIVE SITE PLAN for an alternative  
D. parking plan located at 3507 S. Duluth Ave.

Legal Description: The E1/2 of Block 3, Freed's Addition, City of Sioux Falls, Minnehaha County, SD

A motion was made by Johnson and seconded by Chontos to approve Item 6D.

Voice vote to approve. 5 Yes: Chontos, Johnson, Gaspar, Johnson, Paulson; 0 No: (None). Motion Passed.

7. PUBLIC INPUT ON NON-AGENDA ITEMS

(5-MINUTE COMMENT PERIOD PER INDIVIDUAL)

There was none.

NEW BUSINESS

8. ELECTION OF OFFICERS

Thank yous were given to Sean Ervin for his stint as Planning Commission Chair

A motion was made by Paulson and seconded by Gaspar to approve Larry Luetke - Chair.

Voice vote to approve. 5 Yes: Chontos, Johnson, Gaspar, Johnson, Paulson; 0 No: (None). Motion Passed.

A motion was made by Paulson and seconded by Johnson to approve Sharon Chontos - Vice Chair.

Voice vote to approve. 5 Yes: Chontos, Johnson, Gaspar, Johnson, Paulson; 0 No: (None). Motion Passed.

ADJOURNMENT

A motion was made by Gaspar and seconded by Johnson to adjourn 6:30 p.m.

Voice vote to adjourn. 5 Yes: Chontos, Johnson, Gaspar, Johnson, Paulson; 0 No: (None). Motion Passed.

Denise D. Tucker, MMC, Assistant City Clerk