

MINUTES

Planning Commission Meeting

Wednesday, May 1, 2019 at 6:00 PM

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

CALL TO ORDER AND DETERMINATION OF QUORUM

Commissioners Present: Sharon Chontos, Sean Ervin, Steve Gaspar, Kati Johnson, Kurt Johnson, Larry Luetke, John Paulson, Nick Sershen

Commissioners Absent: Andi Anderson

CONSENT AGENDA

1. APPROVAL OF MINUTES

A. Planning Commission Briefing of Wednesday, April 2, 2019

B. Planning Commission Meeting of Wednesday, April 3, 2019

2. CONSENT AGENDA PETITIONS

Petition: 10084-2019: PRELIMINARY SUBDIVISION PLAN for
R.B. Flowerfields Addition located north of W. 41st St.
A. and east of S. Grinnell Ave.

Legal Description: Tracts 2 & 3, R.B. Flowerfields
Addition, Minnehaha County, City of Sioux Falls, SD

Petition: 10112-2019: REZONE from the RT-1, Single Family
Residential-Traditional District to RT-2, Townhome
B. Residential-Traditional District located at 818 W. 6th
Street.

Legal Description: Tract 3 NE 1/4 Lot 4, 17-101-49, Sioux
Falls Unplatted

Petition: 10197-2019: REZONE from the CN, Conservation, C-
2, Commercial-Neighborhood and Streetcar, RA-2, Apartment
Residential-Moderate Density to the CN, Conservation and
C. O, Office located at the northwest corner of E. Jackson
Street and S. Southeastern Ave.

Legal Description: Tract 6, Emerald Valley Addition, City
of Sioux Falls, Lincoln County

3. CONSENT AGENDA APPROVAL

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

Voice vote to approve. 7 Yes: Chontos, Ervin, Gaspar, Johnson, Johnson, Paulson, Sershen; 0 No: (None). Motion Passed.

REGULAR AGENDA

4. REGULAR AGENDA APPROVAL

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

Voice vote to approve. 7 Yes: Chontos, Ervin, Gaspar, Johnson, Johnson, Paulson, Sershen; 0 No: (None). Motion Passed.

5. REGULAR AGENDA PETITIONS

- Petition: 10101-2019: REZONE from the CN, Conservation District & O, Office District to the RS, Single Family Residential-Suburban District, RCD, Residential Cluster PUD District, and RD-1, Twin Home/Duplex Residential-Suburban District located north of W. 41st St. and east of S. Grinnell Ave.
- A. Development

Legal Description: Tracts 2 & 3, R.B. Flowerfields
Addition, Minnehaha County, City of Sioux Falls, SD

A motion was made by Sershen and seconded by Paulson to defer Item 5A to the next Planning Commission Meeting on June 5, 2019.

Voice vote to defer. 7 Yes: Chontos, Ervin, Gaspar, Johnson, Johnson, Paulson, Sershen; 0 No: (None). Motion Passed.

- Petition: 10163-2019: REZONE from the C-2 Commercial and Streetcar District to the LW, Live Work District located at the southwest corner of E. 69th St. and S. Vineyard Ave.
- B.

Legal Description: Tract 2, Emerald Valley, Second
Addition, City of Sioux Falls, Lincoln County, SD

A motion was made by Johnson and seconded by Paulson to approve Item 5B.

Voice vote to approve. 7 Yes: Chontos, Ervin, Gaspar, Johnson, Johnson, Paulson, Sershen; 0 No: (None). Motion Passed.

- Petition: 10198-2019: CONDITIONAL USE PERMIT for a full service restaurant located within 250' of a sensitive land use at 100 E. 85th St.
- C.

Legal Description: East Portion of SF-S1/2SW1/4 Except Tract 1 Springdale Addition & Lot H-2, H-1, H-3, H-4, & Dakota Crossing

A motion was made by Johnson and seconded by Ervin to approve Item 5C.

Voice vote to approve. 7 Yes: Chontos, Ervin, Gaspar, Johnson, Johnson, Paulson, Sershen; 0 No: (None). Motion Passed.

6. PUBLIC INPUT ON NON-AGENDA ITEMS

(5-MINUTE COMMENT PERIOD PER INDIVIDUAL)

There was none.

NEW BUSINESS

7. City of Sioux Falls Planning Commissioner Recognition: Steve Gaspar

8. City of Sioux Falls Planning Commissioner Recognition: Nick Sershen

ADJOURNMENT

A motion was made by Sershen and seconded by Gaspar to adjourn at 6:23 p.m.

Voice vote to adjourn. 7 Yes: Chontos, Ervin, Gaspar, Johnson, Johnson, Paulson, Sershen; 0 No: (None). Motion Passed.

Denise D. Tucker, MMC, Assistant City Clerk