

City Planning Commission

Minutes

Carnegie Town Hall, 235 West 10th Street

Wednesday, May 4, 2016 at 6:00 PM

ROLL CALL

Members Present:

Members Absent:

Planning Commissioner Steve Gaspar

Planning Commissioner Sharon Chontos

Planning Commissioner Andi Anderson

Planning Commissioner Sean Ervin      Planning Commissioner Kurt Johnson

Planning Commissioner Larry Luetke

Planning Commissioner Denny Pierson

Planning Commissioner Nick Sershen

CONSENT AGENDA

1. APPROVAL OF APRIL 6, 2016 MINUTES OF REGULAR MEETING.

Approved 5-0

2. APRIL PLATS

Approved 5-0

4333-2016: REZONE from the AG, Agriculture District to the RA-2, Apartment Residential - Moderate Density & C-2, Commercial - Neighborhood and Streetcar

Districts for allowed forms located at the southeast corner of E. 41st St. and S. Sparta Ave.

3.

Legal Description: Tract 6, Majestic Meadows Addition as shown by exhibit, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 5-0

4342-2016: REZONE from the AG, Agriculture to the CN, Conservation, RA-3, Apartment Residential - High Density, LW, Live/Work and C-2, Commercial - Neighborhood and Streetcar District for allowed forms located at the southeast corner of W. 69th St. and S. Beal Ave.

4.

Legal Description: Tract 4B & 6, Beal's Addition as shown by exhibit, City of Sioux Falls, Lincoln County, SD

Recommendation Approval

Approved 5-0

4468-2016: REZONE from the RD-1; Twin Home/Duplex Residential - Suburban district to the O; Office district located at 400 S. Cleveland Ave.

5.

Legal Description: CO Auditors Subdivision, tract 1 of the SW 1/4, SW 1/4 14-101-49, Lot 4, Lyon's Homesite Addition to the City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 5-0

4475-2016: REZONE from the AG; Agriculture district to the RS; Single Family Residential - Suburban district located at north and south of W. 65th St. and east of Tea/Ellis Rd.

6.

Legal Description: Tracts 1 & 2, Jepson's Addition, City of Sioux Falls, Lincoln County, SD

Recommendation Approval

Approved 5-0

4481-2016: REZONE from the LW; Live Work district to the CN, Conservation district located at south of E. 57th St. and west of S. Graystone Ave.

7.

Legal Description: Portion of Tract 2, Whispering Woods South Addition as shown by exhibit, City of Sioux Falls, Lincoln County, SD

Recommendation Approval

Approved 5-0

4494-2016: REZONE from the RD-1; Twin home/Duplex Residential - Suburban district to I-1 Light Industrial district located at 1400 N. Cleveland Ave.

8.

Legal Description: Lot A in Tract 1 of the County Auditor's Subdivision of the NW 1/4 of Section 11, T101N, R49W, and a portion of Lot C of Ellis and Eastern Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 5-0

4374-2016: PRELIMINARY SUBDIVISION PLAN for Phase 1 of the Beal II Addition located south of W. 69th St. and east of Beal Ave.

9.

Legal Description: Tract 4B & 6 Beal II Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 5-0

4399-2016: PRELIMINARY SUBDIVISION PLAN for Phase II of Majestic Meadows Addition located south of E. 41st St. and east of S. Sparta Ave.

10.

Legal Description: Tract 6, Majestic Meadows Addition, Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 5-0

4488-2016: PRELIMINARY SUBDIVISION PLAN for Jepson's Addition located at north and south of W. 65th St. and east of Tea/Ellis Rd.

11.

Legal Description: Tracts 1 & 2, Jepson's Addition, City of Sioux Falls, Lincoln County, SD

Recommendation Approval

Approved 5-0

CONSENT AGENDA APPROVAL

Commissioner Larry Luetke excused himself from the meeting and the vote on these items.

REGULAR AGENDA APPROVAL

4485-2016: REZONE from the RD-1; Twin home/Duplex Residential - Suburban district to the C-2 Commercial - Neighborhood and Streetcar district located at 3301 S. Garfield Ave.

12.

Legal Description: Lot 6, Block 2, Roger's Park Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Denial

Approved 5-0 (Commissioner Andi Anderson excused herself from the meeting and the vote on this item.) with the following conditions:

1. Principle and accessory uses within the RE2 and RE3 Form be limited to "Accessory off-site parking".

4464-2016: CONDITIONAL USE PERMIT for stealth communications tower located at 2210 W. 69th St.

13.

Legal Description: Lot 1A in Block 2 of Remington Pointe Addition to the City of Sioux Falls, Lincoln County, SD

Recommendation Approval

Approved 6-0

4482-2016: CONDITIONAL USE PERMIT for on sale alcohol within 500' of a sensitive use located at 2401 W.12th St.

14.

Legal Description: E 45' (Ex H-2) Lot 10, block 3, Beverly Garden's Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 6-0

4509-2016: CONDITIONAL USE for on sale alcohol within 500' of a sensitive use located at 1701 E. 10th St

15.

Legal Description: (Ex H-1) W 1/3 Lots 10-12, Block 4, Dunning and Wagner's East Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 6-0

4487-2016: ALTERNATIVE SITE PLAN for landscaping plan located at 605 W. 81st St

16.

Legal Description: Tract 1, Garden Village II Addition, City of Sioux Falls, Lincoln County, SD

Recommendation Approval

Approved 6-0

4490-2016: ALTERNATIVE SITE PLAN for parking reduction located at 5100 W 12th St

17.

Legal Description: Lot 1, P & J Enterprises Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 6-0

18. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE 2013 SHAPE PLACES ZONING ORDINANCE OF THE CITY OF SIOUX FALLS.

Recommendation Approval

Approved 6-0

NEW BUSINESS

Committee Member Denny Pierson was recognized for his service to the committee.

ADJOURNMENT

The meeting was adjourned at 7:02 p.m.