

MINUTES

Planning Commission Meeting

Wednesday, February 6, 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: Sean Ervin, Steve Gaspar, Kati Johnson, Kurt Johnson, Larry Luetke, John Paulson

Commissioners Absent: Andi Anderson, Sharon Chontos, Nick Sershen

CONSENT AGENDA

1. APPROVAL OF THE REGULAR MEETING MINUTES OF JANUARY 3, 2019 PLANNING COMMISSION MEETING
2. JANUARY PLATS
3. CONSENT AGENDA PETITIONS

Petition: 9701-2018: REZONE from the RD-1, Twin Home/Duplex

Residential - Suburban District to the O, Office District f

or allowed forms

- A. located at 718 N. Kiwanis Ave.

Legal Description: Lots 8-12, Block 20, Harrison's Addition, City of Sioux Falls, Minnehaha County, SD

Petition: 9840-2019: REZONE from the RS, Single Family - Su

burban

District to the S-2, Institutional Campus PUD District for

allowed forms

- B. located at the southeast corner of E. 24th St. and S. 7th Ave.

Legal Description: LOTS 216 - 219 AND LOTS 192 - 195, BELMONT ADDITION, CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SD

A motion was made by Johnson and seconded by Johnson to approve Item 3B.

Voice vote to approve. 4 Yes: Ervin, Gaspar, Johnson, Johnson; 0 No: (None). Motion Passed. Paulson recused him/herself from the discussion and vote on this item pursuant to City Ordinance 35.028.

Petition: 9844-2019: REZONE from the RS, Single Family - Su

burban District to

the RD-1, Town Home / Duplex Residential District - Suburba

n for allowed

- C. forms located at 3201 E. Chatham St.

Legal Description: Tract A, Whispering Woods South Addition, City of Sioux Falls, Lincoln County, SD

- Petition: 9849-2019: REZONE from the C-2, Commercial - Neighborhood and Streetcar District and I-1, Light Industrial District and O, Office District to the REC, D. Recreation District and S-1, General Institutional District for allowed forms located east of N. Marion Rd. and north of N. Career Ave.

Legal Description: TRACT A BOYCE PARK ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SD

- Petition: 9852-2019:
REZONE a portion from the I-1, Light Industrial District and O, E. Office District to the LW, Live/Work District for allowed forms located near the NE corner of N. Marion Rd. and N. Career Ave.

Legal Description: Part of Tract 1, Boyce Park Addition as shown by exhibit, City of Sioux Falls, Minnehaha County, SD

4. CONSENT AGENDA APPROVAL

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

A motion was made by Paulson and seconded by Johnson to amend by moving Item 3B to the Regular Agenda and changing the legal description for Petition 9701-2018 to Lots 8-12.

Voice vote to amend. 4 Yes: Ervin, Johnson, Johnson, Paulson; 0 No: (None). Motion Passed. Gaspar recused him/herself from the discussion and vote on this item pursuant to City Ordinance 35.028.

Voice vote to approve, as amended. 4 Yes: Ervin, Johnson, Johnson, Paulson; 0 No: (None). Motion Passed. Gaspar recused him/herself from the discussion and vote on this item pursuant to City Ordinance 35.028.

REGULAR AGENDA

5. REGULAR AGENDA APPROVAL

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

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

Item 3B was heard at this time. See item for action taken.

6. REGULAR AGENDA PETITIONS

Petition: 9802-2019: CONDITIONAL USE PERMIT for a full service restaurant establishment located within 500' of a sensitive land use located at 2113 S. Minnesota Ave.

Legal Description: 1/2 VAC ALLEY LYING ADJ & LOTS 3 THRU 13 & LOTS 21 THRU LOT 24 BLK 28 UNIVERSITY 2ND ADDN TO CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SD

A motion was made by Johnson and seconded by Johnson to move Item 6A to the end of the agenda.

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

A motion was made by Paulson and seconded by Johnson to defer Item 6A to the March 6, 2019, Planning Commission Meeting.

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

Petition: 9805-2019: CONDITIONAL USE PERMIT for a Human Services Facility located within 1,000' of a residential area located at 710 N. Marion Rd.

Legal Description: LOT 1, BLOCK 7, LEGACY NORTH FARM ADDITION, CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SD

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

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

Petition: 9850-2019: CONDITIONAL USE PERMIT for a full service restaurant establishment located within 500' of a sensitive land use located at 3808 N. Cliff Ave.

Legal Description: TRACT 1B ELMEN ADDN TO CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SD

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

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

Petition: 9851-2019: CONDITIONAL USE PERMIT for on sale alcohol beverage establishment located within 500' of a sensitive land use located at 2601 W. 12th St.

Legal Description: E132 (EX H-4) LOT 1 & E177.5 LOT LOT 2 BLK 5 BEVERLY GARDENS ADDN TO CITY OF SIOUX FALLS,

MINNEHAHA COUNTY, SD

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

Voice vote to approve. 5 Yes: Ervin, Gaspar, Johnson, 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

There was none.

ADJOURNMENT

A motion was made by Gaspar and seconded by Ervin to adjourn at 6:33 p.m.

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

Denise D. Tucker, MMC, Assistant City Clerk