

MINUTES

Planning Commission Meeting

Wednesday, April 3, 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 Meeting of Wednesday, March 6, 2019

B. Planning Commission Briefing of Wednesday, March 5, 2019

2. CONSENT AGENDA PETITIONS

Petition: 10016-2019: REZONE portions from the C-2, Commercial - Neighborhood and Streetcar District; and S-2, Institutional Campus PUD District to the C-2, Commercial - Neighborhood and Streetcar District; and O, Office District for allowed forms located at 6800 S. Cliff Ave.

Legal Description: Portion of Tract A, Except Lot H-1 and U SF South Campus Addition, of Pike Addition in the SW 1/4 of the NW 1/4 of Section 13-T100N-R50W, Lincoln County, SD.

Petition: 10019-2019: REZONE from the AG, Agriculture District to the RS, Single-Family Residential-Suburban and RD-1, Twin Home/Duplex Residential-Suburban Districts for allowed forms located West of S. Keyrell Dr. and S. of W. Broek Dr.

Legal Description: THE WEST 212 FEET OF THE EAST 642 FEET OF THE WEST HALF (1/2) OF THE NORTH HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SEC. 28-T101N-R50W OF THE 5TH P.M. MINNEHAHA COUNTY, SD

3. CONSENT AGENDA APPROVAL

A motion was made by Gaspar and seconded by Sershen 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: 9926-2019: REZONE from the RD-1, Twin Home/Duplex Residential-Suburban District to the RD-2, Townhome Residential-Suburban and CN, Conservation

A. Districts for allowed forms located at the west corner of S. Shafer Ave and S. Silverthorne Ave.

Legal Description: TRACTS 8 & 9 OF COPPER CREEK ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SD

A motion was made by Johnson and seconded by Johnson to approve Item 5A with conditions: 1. Development in the RD-2 Zoning District be limited to the secondary forms, DD2 (Detached Dwelling -Suburban), AD1 (Attached Dwelling - Suburban Twin Home/Duplex), AD2 (Attached Dwelling - Suburban Four-Unit Townhome)..

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

Petition: 10029-2019: REZONE from the LW, Live/Work and C-2 Commercial-Neighborhood and Streetcar Districts to the O, Office, C-2, B. Commercial-Neighborhood and Streetcar, and C-3, Commercial-Community Districts for allowed forms located at 7201 S. Minnesota Ave.

Legal Description: Tract 3, Except Lot A and Tract 4A of Garden Village II Addition, of Fischenich Addition to the 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: 9993-2019: CONDITIONAL USE PERMIT for an on-sale alcoholic beverage establishment located within 500' of C. sensitive land use at 5237 W. 26th Street.

Legal Description: Lot 1 Schwartz Addition to the City of Sioux Falls, Minnehaha County, SD

A motion was made by Sershen and seconded by Johnson 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)

Mike Cooper, Director of Planning and Development Services, thanked the Planning Commission members for their service to the City of Sioux Falls. Cooper reviewed statistical information with the members since he started with the City.

The Planning Commission expressed their appreciation to Director Cooper for his years of service to the City of Sioux Falls.

NEW BUSINESS

There was none.

ADJOURNMENT

A motion was made by Sershen and seconded by Johnson to adjourn the meeting at 6:15 p.m.

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

Tamara Jorgensen, MMC, Assistant City Clerk