

CITY PLANNING COMMISSION  
Advisory Committee to City Council on Land Use and Zoning  
Meeting Agenda  
Wednesday, November 2, 2016  
6:00 PM

Chair: Steve Gaspar  
Vice Chair: Kurt Johnson  
Subject: The City Planning Commission will meet at 6:00 PM on  
Wednesday, November 2, 2016 at Carnegie Town Hall, 235 West 10th Street.

MEETING ASSISTANCE: UPON REQUEST, ACCOMODATIONS FOR MEETINGS WILL BE PROVIDED FOR PERSONS WITH DISABILITIES. PLEASE CONTACT THE HUMAN RELATIONS OFFICE, SECOND FLOOR, CITY HALL, 224 WEST 9TH STREET, SIOUX FALLS, SD AT 367-8888 (VOICE) OR 367-7039 (TDD) 48 HOURS IN ADVANCE OF THE MEETING.  
ADDRESSING THE CITY PLANNING COMMISSION: PERSONS ADDRESSING THE SIOUX FALLS CITY PLANNING COMMISSION SHALL USE THE MICROPHONE AT THE FRONT PODIUM. PLEASE STATE YOUR NAME AND ADDRESS. PRESENTATIONS ARE LIMITED TO FIVE MINUTES.  
CITY PLANNING COMMISSION MEETINGS: SIOUX FALLS CITY PLANNING COMMISSION MEETINGS AIR LIVE ON CityLink THE FIRST WEDNESDAY OF EACH MONTH AT 6:00 P.M.  
CityLink REBROADCAST: Saturday 10:00 A.M. REBROADCAST OF MOST RECENT CITY PLANNING COMMISSION MEETING (first Saturday after live meeting), FRIDAY 7:00 P.M. REBROADCAST OF MOST RECENT CITY PLANNING COMMISSION MEETING (first Friday after live meeting).

CONSENT AGENDA

1. APPROVAL OF OCTOBER 5, 2016 MINUTES OF REGULAR MEETING.
  
2. OCTOBER PLATS
  
3. 5765-2016: REZONE from AG, Agriculture District to the I-2, Pages 1 - 8  
Heavy Industrial District for allowed forms located at 1900 S.  
Bahnson Ave.  
Legal Description: Lot 1, Block 1, Huntington Hills  
Addition to the City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Wes Eidem  
Recommendation Approval
  
4. 5807-2016: REZONE from RS, Single-Family Residential - Pages 9 - 18  
Suburban District to the RD-1, Twin Home/Duplex Residential -  
Suburban District for allowed forms located at 3009 S. Marion  
Rd.  
Legal Description: A portion of Tract 1, SE 1/4, SE 1/4,  
of Section 26-101-50, and a portion of Lot A and Lot B Petersen  
Subdivision, Tract 2, SE 1/4 Section 26-101-50 as shown by  
exhibit, City of Sioux Falls, Minnehaha County, SD  
  
Staff Jason Bieber  
Petitioner Tom Monnin  
Recommendation Approval

5. 5818-2015: REZONE from RD-1, Twin Home/Duplex Residential Pages 19 - 26  
- Suburban District to O, Office District for allowed forms  
located at 909 N. Kiwanis Ave.  
Legal Description: S1/2 Vacated alley lying adjacent  
subdivision Block 5 and Lot 2, Block 12, Harrison s Addition,  
City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Ron Steenholdt  
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

6. 5662-2016: CONDITIONAL USE PERMIT for an electronic Pages 27 - 32  
message center sign in a residential zoning district located  
at 1800 S. Valley View Rd.  
Legal Description: Tract 1, Block 2, Kingswood Estates  
3rd Addition to the City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Matt Mulder  
Recommendation Approval
7. 5786-2016: CONDITONAL USE PERMIT to allow residential on Pages 33 - 38  
the first floor located at the northwest corner of S. 2nd  
Ave. and E. 14th St.  
Legal Description: Lots 7 thru 11, and 15 thru 21, Block  
19 of Gale's Sioux Falls Addition to the City of Sioux Falls,  
Minnehaha County, SD  
Staff Diane deKoeyer  
Petitioner Clint Ackerman  
Recommendation Approval
8. 5817-2016: CONDITIONAL USE PERMIT to allow residential on Pages 39 - 44  
the first floor located at 901 S. Main Ave.  
Legal Description: Lot 18, Block 26 and Vacant 1st Ave.  
and All 10 and Lot 11, Block 25, Brookings and Edmunds  
Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Diane deKoeyer  
Petitioner Allison Dvorak  
Recommendation Approval
9. 5758-2016: ALTERNATIVE SITE PLAN for an alternative Pages 45 - 52  
landscape buffer yard located at the southeast corner of S.  
Grange Ave. and W. 11th St.  
Legal Description: Except Lot H1, Heather Addition and  
Vacated alley and Lots 2 thru 5 (Ex: Lots H1 & H2), Block 42  
of Pettigrew's Addition and all Lots 1 thru 3, Block 1 of  
Folsom's Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Dan Garneau  
Recommendation Approval

10. 5811-2016: ALTERNATIVE SITE PLAN for Alternative Pages 53 - 58  
Landscape Buffer Yard located at 6225 S. Pinnacle Pl.  
Legal Description: SF Prairie Hills Addition Lot 4A-  
Block 5, City of Sioux Falls, Lincoln County, SD  
Staff Jason Bieber  
Petitioner Mike Dill  
Recommendation Approval

11. An Ordinance of the City of Sioux Falls, SD, Amending Chapter Pages 59 - 62  
157 - Subdivision Ordinance of the City of Sioux Falls  
Staff Jason Bieber  
Petitioner City of Sioux Falls Planning Department  
Recommendation Approval

NEW BUSINESS

ADJOURNMENT