

10. Executive Session

11. Adjournment

Date: 2009-01-20
SIRE Meeting ID: 950
Meeting Type: Informational Meeting

YouTube:<https://youtu.be/RZFA9RKFXIs>
Agenda Item: Not Assigned
Item ID: 40548

The following document(s) are public records obtained from the
City of Sioux Falls.

January 9, 2009

Mr. Bob Litz
615 S. Grange Ave
Sioux Falls, S.D. 57104

Re: Mosque at 701 S. Garfield

Dear Mr. Litz,

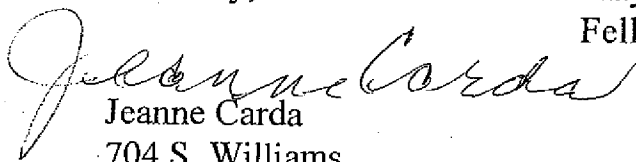
I'm enclosing a petition from the neighbors who live in close proximity to the property at 701 S. Garfield. I was met with overwhelming support who voiced their opposition to this residential property being used in any other way than a single home resident. If needed, I will continue to go door to door in the surrounding neighborhoods and collect many more signatures from residents in the neighborhood.

We, as the neighborhood, understand that a "Conditional Use" Permit was given by the Sioux Falls Planning Commission in early December to the owners of the property. **We, along with the Planning Commission, were led to believe that at the maximum only 28 people would be in the building. Now we have discovered that the occupancy load determined by the Sioux Falls Building Inspectors and stated by inspector Gary Dean will be 125 people.** The Fire Inspector would also be in agreement and according to the city ordinances a sign will be posted with the number of 125 People in the small house at 701 S. Garfield. As noted on the petition, we also understand that the organization, who are the owners of this property, were involved in a PROTEST and demonstration without a permit from the Police Department. We believe that the same activities could happen here and **we do not want this in our neighborhood.**

Mr. Litz, we appreciate your support to our neighborhood and thank you for your assistance in this matter.

Sincerely,

cc: Mayor Dave Munson
Fellow City Commissioners



Jeanne Carda
704 S. Williams
Sioux Falls, S.D. 57104

tel. 338-0356

Petition to Oppose the proposed Mosque at 701 S. Garfield Ave. S.F., SD

Petition summary and background
Action petitioned for:

This petition is being signed by the neighborhood affected by the provisional permit granted by Sx Falls city commission and city council for Mosque at 701 S. Garfield Ave. WE OPPOSE THIS MOSQUE AT THIS SITE

We ask our city leaders to act on our behalf due to the following reasons: 1) We do not believe that said group will adhere to or comply with city ordinances and zoning laws or regulations, and therefore cause a traffic and noise problem in this neighborhood 2) In lieu of recent activities on Friday, Jan 2, 2009, of a PROTEST demonstration outside of a similar mosque on east side of Sioux Falls, we do NOT concur with support of any terrorist group, namely HAMAS, and this was a illegal gathering of many people coming from a "house of prayer"...we believe the same activities could happen here and we do not want this in our neighborhood.

Printed Name	Signature	Address	Comment	Date
GAROLD FOLMERTS	<i>[Signature]</i>	700 S. Williams		1-5-09
Sandra Foukertes	<i>[Signature]</i>	700 S. Williams		1-5-09
Carol A. Stickle	<i>[Signature]</i>		C.A.S.	
Carol Stickle	<i>[Signature]</i>	2504 W. 15 th St		1-5-09
Clinton Stickle	<i>[Signature]</i>	2504 W. 15 th St		1-5-09
JEANNE CARA	<i>[Signature]</i>	704 S Williams		1-5-09
Erin Hoy	<i>[Signature]</i>	670 S Williams		1/5/09
Doug Havelson	<i>[Signature]</i>	621 S Garfield Ave		1/5/09
THOMAS R. WELK	<i>[Signature]</i>	713 S GARFIELD		1/5/09
John Eide	<i>[Signature]</i>	712 S Williams		1/6/09

Printed Name	Signature	Address	Comment	Date
Sherrile Condon	Sherrile Condon	705 S. Williams Ave		1-6-09
Kevin Hustrald	Kevin Hustrald	701 S Williams Ave		1/6/09
FINN ESTABROOK	FINN ESTABROOK	719 S WILLIAMS AVE		1/9/09
Brittney Kruger	Brittney Kruger	2416 W 15th St		1-7-09
FRIL HASKINS	FRIL HASKINS	2416 W 15th St.		1-7-09
Jessica Beverage	Jessica Beverage	2416 W 15th St		1-7-09
ETERRY ALLEN	ETERRY ALLEN	606 S GARFIELD		1-7-09
Dawn Crum	Dawn Crum	606 S GARFIELD		1-7-09
GARY HARRIS	GARY HARRIS	517 GARFIELD	PLEASE DON'T LET THIS HAPPEN	1-7-09
Shelley Harper	Shelley Harper	517 Garfield		1-7-09
John Cooper	John Cooper	601 S Garfield		1/7/09
Steve Larson	Steve Larson	612 S GARFIELD		1-7-09
Bruce Boyer	Bruce Boyer	720 S Williams		1-7-09

(142) *Church*: A building or structure, or groups of buildings or structures, which by design and construction are primarily intended for the conducting of organized religious services and accessory uses associated therewith.

Parking Regulations

15.55.010 General conditions.

The following general conditions shall apply except as otherwise modified in this title:

(a) *Location*: Parking spaces shall be located according to the following standards:

(1) All required parking spaces shall be provided on the same lot as the use for which they are required, except as otherwise provided.

(2) In the RD, RA-1 and RA-2 zoning districts, offsite parking for multiple-family dwellings may be located within 150 feet of the lot for which it is intended to serve if a conditional use permit has been obtained in conformance with the standards set forth in chapter [section] 15.59.104. Said parking must be in addition to the required onsite parking.

(3) Required offstreet parking for nonresidential uses may be located within 300 feet of the lot for which it is required if a conditional use permit has been obtained in conformance with the standards set forth in chapter [section] 15.59.104.

(4) Required offstreet parking for all uses in the C-3 central business district may be located farther than 600 feet from the lot for which it is required if a conditional use permit has been obtained in conformance with the standards set forth in chapter [section] 15.59.104.

(5) Parking in the required front or side yard. No parking spaces permitted in the required front or side yard in any district except as otherwise provided in this title.

Exception: In the RA-1 Residential District parking for multiple dwellings with multiple buildings on a lot abutting a private street is allowed.

(6) Parking in required rear yard. Parking spaces may be permitted in any required rear yard.

(7) Each space shall be directly accessible to an access aisle.

(b) Rules for computing parking spaces: In computing the number of required offstreet parking spaces, the following rules shall be applied:

(1) Whenever an established building or use is changed, or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, parking requirements shall be assessed based on date of construction or establishment of such building or use as follows:

a. Buildings or uses established prior to January 1, 1960, shall, in their entirety, comply with the parking requirement as set forth herein whenever a building is enlarged by 20 percent or more in floor area, or is changed or otherwise enlarged that such change or enlargement would cause a 20 percent increase in parking based on current requirements. Except where parking is determined by the number of employees, any enlargement or change less than 20 percent of floor area or increase in parking shall be required additional parking on the basis of the enlargement or change.

b. Buildings or uses established after January 1, 1960, shall be required additional parking on the basis of the enlargement or change.

(2) Whenever a developer seeks a reduction of the required number of parking spaces, the reduction for mixed uses shall be figured and subtracted from the number of required parking spaces. Any bicycle, transit or monetary reduction shall subsequently be figured using the number of parking spaces required after the mixed use reduction is made.

15.55.020 Offstreet parking requirements.

(6) Church or temple: One parking space for each four seats in the main auditorium.

15.03.020 Definitions: (469) *Parking space:* A hard-surfaced area, enclosed or unenclosed, sufficient in size to park one motor vehicle. A parking space must be provided an unobstructed means of access, except as otherwise provided in section 15.59.140, and all spaces shall meet the minimum criteria as prescribed by the city's traffic engineering department.

15.73.010 General regulations.

The following general regulations shall apply to all zoning districts:

(a) Except as otherwise provided in this title, no building shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any structure or land be used:

- (1) Except for a purpose permitted in the district in which the structure or land is located.
 - (2) Except in conformance with the height and minimum lot requirements, and the parking, loading, stacking and sign regulations, and any other applicable requirements of the district in which the structure or land is located.
 - (3) Except in conformance with any federal, state or municipal codes as may be applicable.
- Where this ordinance and another ordinance conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

Plan Review

Building Permit Application

Address

1909 E 6th Street

Date Received

Owner/Business Name

Mail Address

Zip

Phone

Islamic Center of Sioux Falls

Lot/Block/Addition

E86' 10-12 Blk 29

Emerson + Sherman Est

Class of Work

New B.R.

Tower/Antenna

Fence

Nonconforming O.C.

Change of Use

Alteration/Remodel

Repair

Move

Remove

Other

Existing Use

Other - N.E.C.

Land Use Code

880

Proposed Use

Churches

Land Use Code

720

Building Contractor

Mail Address

Zip

Phone

Self

PO Box 90352 57109 32005

HVAC Contractor

Plumbing Contractor

Electrical Contractor

Architect

McAlm Co

Yours

Langford

Zoning District

R0

Lot Corner Elevations

See Site Plan

Type of Construction

Engineer

Overlay Districts

Minimum Ground Elevation

See Site Plan

Occupancy Class/Division

Historic District Approval

Conditional Use Permit #

Groundwater Control Plan

Slab on Grade

Foundation Drain. Sys.

Lowest Floor Elevation

Sprinklers Required

Yes No

Smoke Detectors

Food Service Review

Yes No

Sidewalks Required

Yes No

Board of Adjustment #

Board of Appeals #

Sewer Cap Permit #

Required Parking

5

Water Source Prot. Permit

Yes No

Industrial Sewer Discharge Permit

Yes No

Water Service Meter Size

Building Permit

45 minutes validity No. 639K

This is your permit and receipt when properly validated.

Description of Work

Interior remodel - Mosque
Remove nonbearing wall to expand
the sanctuary. Install a 2' exterior
at least 2' from the lobby door with same hardware
and hardware kept as sign for emergency service.
Remove interior ceiling and install a structural
steel joist over portion of the building.
Rebate windows between door. Installation
of sign parts to be per standard.

Valuation of Work

5000

Plan Check Fee

Investigation Fee

Food Service Fee

Building Permit Fee

Total Fee

720

Special Conditions

I, the undersigned, do hereby affirm, the above statements are true and correct and agree to comply with the provisions of the ordinances of the City of Sioux Falls and the approved plans and specifications accompanying this application. The proposed work is authorized by the owner and authorization to enter the property for inspection purposes is hereby given to authorized representatives of the City of Sioux Falls. I also understand that I must obtain separate electrical, mechanical, and plumbing homeowners permits or contract with Sioux Falls licensed contractors for all electrical, mechanical, and plumbing work. I hereby accept responsibility for the work and required inspections.

Zoning Officer

Inspector

Date Issued

Jim Johnson
1/30/98

Owner

Contractor

Owner's Representative

Money Order

Credit Card

Cash

Check #

Signature
GAB