

City Planning Commission
Minutes
Carnegie Town Hall, 235 West 10th Street
Wednesday, April 1, 2015 at 6:00 PM

ROLL CALL

Members Present:

Planning Commissioner Nick Sershen
Planning Commissioner Ken Dunlap
Planning Commissioner Jessie Schmidt
Planning Commissioner Larry Luetke
Planning Commissioner Sean Ervin
Planning Commissioner Kurt Johnson

Members Absent:

Planning Commissioner Andi Anderson
Planning Commissioner Denny Pierson
Planning Commissioner Steve Gaspar

Due to the absence of the Planning Commission Chair and Vice Chair, Denise D. Tucker, CMC, Assistant City Clerk, asked the Planning Commission members to elect a chairperson pro tem.

A motion was made by Commissioner Nick Sershen and seconded by Commissioner Larry Luetke to nominate Jessie Schmidt.

Approved 5-0

INFORMATIONAL ITEM

There was none.

CONSENT AGENDA

1. APPROVAL OF MARCH 4, 2015 MINUTES OF REGULAR MEETING.

Approved 5-0

2. MARCH PLATS

Approved 5-0

3. 2054-2014: REZONE from the AG, Agriculture District to the RS, Single-family Residential - Suburban District for allowed forms located at 3205 S. Six Mile Rd.

Legal Description: Tract 1, Katie Addition, City of Sioux Falls, Minnehaha County

Recommendation Approval

Approved 5-0

4. 2249-2015: REZONE from AG, Agriculture District to RS, Single Family-Residential- Suburban for allowed forms located east and west of N. Marlow Ave. and north of E.

Paddington St.

Legal Description: Tract 1 of Knochenmos Addition in the NW 1/4 of NE 1/4 of Section 12 T-101 N. R49 W., City of Sioux Falls, Minnehaha County as shown by exhibit

Recommendation Approval

Approved 5-0

5. 2275-2015: REZONE from the AG, Agriculture District to the C-2, Commercial-Neighborhood and Streetcar and the O, Office Districts for allowed forms located at 7901 E. 57th St.

Legal Description: Knull Tract 1, SW 1/4, SW 1/4 section 32-T101N-R48W of the 5th P.M. City of Sioux Falls, Minnehaha County, South Dakota

Recommendation Approval

Approved 5-0

6. 2353-2015: REZONE from the RS, Single-family Residential - Suburban, CN, Conservation, POPUD, Pedestrian Orientated Planned Unit Development, RD-1, Twin home/Duplex Residential, RA-2, Apartment Residential - Medium Density, LW, Live-Work and C-2, Commercial - Neighborhood and Streetcar Districts to the RS, Single-family Residential, RD-2, Townhome Residential - Suburban, RA-3, Apartment Residential - High Density, LW, Live-Work, O, Office and C-2, Commercial - Neighborhood and Streetcar District for allowed forms located north of E. Madison St. and east/west of proposed Highway 100.
Legal Description: E1/2 SE1/4 (EX H1, H2, & EX TRACT 1 KNOCHENMUS 2ND ADDN) & SE1/4 NE1/4 (EX KNOCHENMUS ADDN) 12-101-49 SIOUX FALLS CITY UNPLATTED, as shown by exhibit, City of Sioux Falls, Minnehaha County
Recommendation Approval

Approved 5-0

7. 2361-2015: REZONE from the O, Office District to the RA-2, Apartment Residential Moderate Density and C-2, Commercial Neighborhood and Streetcar District for allowed forms located south of W. 57th St. and east of S. Marion Rd.
Legal Description: Outlot A, Taylor Heights Addition, as shown by exhibit, City of Sioux Falls, Lincoln County
Recommendation Approval

Approved 5-0

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

Item 4 was heard at this time. See item for action taken.

8. 2341-2015: REZONE from the RS, Single-family Residential - Suburban and RD-1, Twin Home/Duplex Residential - Suburban Districts to the C-2, Commercial - Neighborhood and Streetcar District for allowed forms located at 504 & 604 S. Hillview Rd.
Legal Description: Lots 5 & 6, Block 3, East Acres Subdivision, City of Sioux Falls, Minnehaha County

Approved 4-1 to defer to the May meeting. (Commissioner Ken Dunlap opposed)

9. 2360-2015: REZONE from the RD-1, Twin Home/Duplex Residential - Suburban District to the C-2, Commercial - Neighborhood and Streetcar District for allowed forms located at 216 S. Blauvelt Ave.
Legal Description: W103.84' LOT 9 & E44' W16' LOT 10 & E44' W16' S19' LOT 11 BLK 3 DUNNING & WAGNER'S EAST SIOUX FALLS ADDN , City of Sioux Falls, Minnehaha County.

Approved 5-0

10. 2332-2015: ALTERNATIVE SITE PLAN to provide an alternative buffer yard located at 111 W. 17th St.
Legal Description: Block H, Gales 7th Addition, Tracts 8 & 9, Unplatted 21-101-49, City of Sioux Falls, Minnehaha County
Recommendation Approval

Approved 5-0 with the following stipulation:

1.All proposed trees in the site plan as submitted must be a minimum of 2 caliper in size.

11. 2183-2015: PRELIMINARY SUBDIVISION PLAN for USF South Campus Addition located east of S. Cliff Ave. and north and south of E. 77th St.
Legal Description: Tract A, Pike Addition, City of Sioux Falls, Lincoln County, SD.
Recommendation Approval

Approved 5-0

NEW BUSINESS

Planning Commissioner Recognition of Service. Jeffrey Schmitt, Chief Planning and Zoning Official, recognized Jessie Schmidt for her 10 years of volunteer service on the Planning Commission.

ADJOURNMENT

The meeting adjourned at 7:52 p.m.