

City Planning Commission

Minutes

Carnegie Town Hall, 235 West 10th Street

Wednesday, November 4, 2015 at 6:00 PM

ROLL CALL

Members Present:

Planning Commissioner Andi Anderson
Planning Commissioner Steve Gaspar
Planning Commissioner Sharon Chontos
Planning Commissioner Ken Dunlap
Planning Commissioner Sean Ervin
Planning Commissioner Kurt Johnson
Planning Commissioner Larry Luetke
Planning Commissioner Denny Pierson
Planning Commissioner Nick Sershen

Members Absent:

CONSENT AGENDA

1. APPROVAL OF OCTOBER 7, 2015 MINUTES OF REGULAR MEETING.

Approved 8-0

2. OCTOBER PLATS

Approved 8-0

3. 3669-2015: REZONE from RS, Single-Family Residential Suburban District to the RS, Single-Family Residential Suburban District with restrictions to modify the side yard setback from 15 feet to 10 feet located South of W. 85th St and west of S. Western Ave.

Legal Description: Lot 3, 3A, 3G and Lot 4 of Block 2, Timber Oak Estates Addition, City

of Sioux Falls, Lincoln County, SD

Recommendation Approval

Approved 8-0

4. 3675-2015: REZONE from RT-1, Single-Family Residential Traditional to RA-1, Apartment Residential Low Density for allowed forms located at 700 N. French Ave.

Legal Description: Lot 1, Hubers Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 8-0

5. 3676-2015: REZONE from O, Office to RA-1, Apartment Residential Low Density for allowed forms located at 800 S. Sycamore Ave.

Legal Description: Lot 7 in Block 1 of Sycamore Green Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 8-0

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

6. 2358-2015: REZONE from AG, Agriculture and RD-1, Twin Home/Duplex Residential-Suburban to CN, Conservation and RD-1, Twin Home/Duplex Residential-Suburban located north of W. 41ST St. and west of Tea/Ellis Rd. Legal Description: Part of the SW ... of Section 28, T101N-R63W as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Deferral

Deferral approved 8-0

7. 3238-2015: REZONE from the CN, Conservation district to the RD-1, Twin Home/Duplex Residential- Suburban & RA-1, Apartment Residential- Low Density district for allowed forms located at the southwest corner of W. 12th St. and S. Discovery Ave. Legal Description: Tract 9 of Rocky Ridge Addition as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0 with the following condition:

1. Buildings shall be no more than 1-story in height.

8. 3665-2015: REZONE from AG, Agriculture District to the RA-2, Apartment Residential Moderate Density District for allowed forms located at W. 85th St. and S. Brett Ave. Legal Description: Lot 1 of Luden s Subdivision of Tract 1, Section 20-T100N-R50W, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 8-0

9. 3507-2015: CONDITIONAL USE PERMIT AMENDMENT to allow an electronic message center in a residential zoning district and amend the condition placed by the Planning Commission at the October 7th, 2015 Planning Commission Meeting, located at 1400 S. Duluth Ave. Legal Description: Block 34, Park Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation None

Amendment Failed 3-5 (Commissioners Ken Dunlap, Sean Ervin, Steve Gaspar, Larry Luetke, and Nick Sershen opposed)

10. 3678-2015: ALTERNATIVE SITE PLAN for a Signage Alternative Plan located at 1600 W. Russell St. Legal Description: Lots 4 & 5 W75, Lots 6 & 16 and all of Lots 17 & 18, Block 55, Airport Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0

11. 3590-2015: INITIAL DEVELOPMENT PLAN AMENDMENT to allow an increase in signage allowance, located at the southeast corner of S Marion Rd and W. Lake Shore Blvd.

Legal Description: (Ex E. 1296 & Ex Lot H1 & Ex Lake Lorraine Addition)
Lot 5 Sioux Falls Farmstead Resub Sec 25-101-50, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0

NEW BUSINESS

There was none.

ADJOURNMENT

The meeting was adjourned at 6:57 p.m.