

City Planning Commission
Minutes
Carnegie Town Hall, 235 West 10th Street
Wednesday, June 1, 2016 at 6:00 PM

ROLL CALL

Members Present:

Planning Commissioner Kurt Johnson
Planning Commissioner Sharon Chontos
Planning Commissioner Sean Ervin
Planning Commissioner Katherine Fiegen
Planning Commissioner Larry Luetke
Planning Commissioner John Paulson
Planning Commissioner Nick Sershen

Members Absent:

Planning Commissioner Steve Gaspar
Planning Commissioner Andi Anderson

CONSENT AGENDA

1. APPROVAL OF MAY 4, 2016 MINUTES OF REGULAR MEETING.

Approved 6-0

2. MAY PLATS

Approved 6-0

3. 4340-2016: REZONE from the AG, Agriculture District to the CN, Conservation, RA-1, Apartment Residential Low Density, RA-3, Apartment Residential High Density, LW, Live/Work & C-2, Commercial Neighborhood & Streetcar Districts for allowed forms located at the northwest corner of E. 69th St. and S. Sycamore Ave.
Legal Description: A portion of the SE ... of the SE ..., Section 7 T100-49 (Except Lots 1, 2 and A of Leubecher s Addition) as shown by exhibit, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 6-0

4. 4419-2016: REZONE from the LW, Live/Work District to the C-3, Commercial - Community District for allowed forms located south of W. 57th St., west of S. Louise Ave. and east of S. Rolling Green Ave.
Legal Description: Rolling Hills Subdivision, E 1/2 (Except Lot H-1 & part sold) -158, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 6-0

5. 4459-2016: REZONE from the LW, Live/Work district to the C-3, Commercial - Community District for allowed forms located at southeast corner of W. 57th St. and east of S. Rolling Green Ave.
Legal Description: Tract A, Government Lot 2 (EX h-1), UNP 8-100-50, Sioux Falls, Lincoln County, SD. W 103.85', S 208.7', W 449.5', N 450.4'
Government Lot 2, UNP 8-100-50, Lincoln County, SD. E 103.85', S 208.7', W 449.5', N 450.4', Government Lot 2, UNP 8-100-50, Lincoln County, SD. A portion of the E 1/2 (Ex Lots H-1, H-2 & Ex All other platted parts) In Rolling Hills Subdivision as shown by exhibit, Lincoln County, Sioux Falls, SD
Recommendation Approval

Approved 6-0

6. 4635-2016: REZONE from the RD-1, Twin Home/Duplex Residential - Suburban District to the RT-1, Single Family Residential - Traditional District for allowed forms located at 301 S. St. Paul Ave.

Legal Description: Lot 1 and the North 11 feet of Lot 2, Block 6, Lewis heights Addition to the City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 6-0

7. 4637-2016: REZONE from the RS, Single Family Residential - Suburban and RD-1, Twin Home/ Duplex Residential - Suburban District to the RS, Single Family Residential - Suburban and RD-1, Twin Home/ Duplex Residential - Suburban District for allowed forms located at east of S. Southeastern Ave., south of E. 57th St. and west of S. Graystone Ave.

Legal Description: Lots 8-16, Block 18, Lot 10 & 16, Block 20, Lot 7-11, Block 21, Lots 1-5, Block 22, Whispering Woods Addition and a portion of Section 7-T100N-R49, as shown by exhibit, City of Sioux Falls, Lincoln County, SD

Recommendation Approval

Approved 6-0

8. 4661-2016: REZONE from the C-2, Commercial - Neighborhood and Streetcar District to the RA-2, Apartment Residential - Moderate Density for forms located at 2601 E. 8th St.

Legal Description: N 1/2 Vac 9th St & W 1/2 Vac Blaine Ave. lying adjacent & Lots 1 to Lot 8, Block 15 Eastwood Addition, N. 96.5 of Vac 9th St. and E. % Vac. Blaine Ave. lying adjacent and W. 96.5 of Lots 9-12, Block 16 of Eastwood Addition, to City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 6-0

9. 4665-2016: REZONE from the RD-1, Twin Home/Duplex Residential - Suburban District to C-2, Commercial - Neighborhood and Streetcar District for allowed forms located at 1217 E. Rice St.

Legal Description: (Ex: N 7' St) Lot 12, Block 1, Mostrum's 1st Addition to the City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 6-0

10. 4693-2016: REZONE from the AG, Agriculture District to the RR, Single-Family Residential Rural District for allowed forms located south of W. 69th St. and west of S. Beal Ave.

Legal Description: Portion of Brandt s Addition, Tract 2, NE ..., of the NW ... 17-100-50 as shown by exhibit, City of Sioux Falls, Lincoln County, SD.

Recommendation Approval

Approved 6-0

11. 4409-2016: PRELIMINARY SUBDIVISION PLAN for Phase I of Whisper Ridge Addition located at north of E. 69th St. and west of S. Sycamore Ave.

Legal Description: SE 1/4 of the SE 1/4 (Except Leubcher Lots 1, 1A, 2 and 2A) section 7-100-49, City of Sioux Falls, Lincoln County, SD

Recommendation Approval

Approved 6-0

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

12. 4607-2016: REZONE from the C-2, Commercial Neighborhood and Streetcar District to the C-3, Commercial Community District for allowed forms located north of W. 26th St and east of S. St. Michaels Cir.
Legal Description: Lot 4, Tract 1, St. Michael s Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0, with the following conditions:

- 1.The proposed building will not exceed 30,000 sq. ft.
- 2.Prohibited land uses include: Off-Sale Alcohol, On-Sale Alcohol and Adult Uses.

13. 4677-2016: REZONE from the AG, Agriculture District to the RA-2, Apartment Residential - Moderate Density and RA-1, Apartment Residential - Light Density Districts for allowed forms located at 600 N. Bahnson Ave.
Legal Description: Lot 4, Lacey's Homestead Addition to the City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0

14. 4554-2016: CONDITIONAL USE for on sale alcohol within 500 of a sensitive land use located at 410 W. 18th St.
Legal Description: Lot 11A, Block 9, Lewis Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0

15. 4639-2016: CONDITIONAL USE for on sale alcohol within 500' of a sensitive use located at South of W. 33rd St. and East of S. Lake Ave.
Legal Description: Vac streets lying adjacent to platted portions & E 3/4 NE 1/4 SW 1/4 (EX platted parts) 29-101-49 & Vac street lying adjacent & all blocks 1&2 & N162 Blk 3 & all Blks 4, 8, & 9 Bellview Park Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0, with the following conditions:

- 1.The sales of on-sale beer and wine is limited to adult league baseball games held at Ronken Baseball Field.
- 2.The sales of on-sale beer and wine is limited to May 15-September 15.

16. 4327-2016: ALTERNATIVE SITE PLAN for Parking Reduction Alternative Plan located at 4000 W. 41st St.
Legal Description: Lot A in Christianson's Tract 3 & tract 4 in Lot 2. In Re-subdivision of Sioux Falls Farmstead in the SE 1/4 in Section 25, T101N, R50W., City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0, with the following conditions:

- 1.The site has at least 44 parking spaces.
17. 4633-2016: ALTERNATIVE SITE PLAN for an alternative landscape and buffer

yard located south of W. Madison St. and west of N. Ebenezer Ave.
Legal Description: NW 1/4, NW 1/4 (EX H1, H2, H3, & H3) UNP 13-101-50,
13-101-50 Sioux Falls City Unplatted, City of Sioux Falls, Minnehaha
County, SD
Recommendation Approval

Approved 6-0

NEW BUSINESS

There was none.

ADJOURNMENT

The meeting was adjourned at 7:46 p.m.