

City Planning Commission

Minutes

Carnegie Town Hall, 235 West 10th Street

Wednesday, January 4, 2017 at 6:00 PM

ROLL CALL

Members Present:

Planning Commissioner Steve Gaspar
Planning Commissioner Kurt Johnson
Planning Commissioner Andi Anderson
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:

CONSENT AGENDA

1. APPROVAL OF DECEMBER 6, 2016 MINUTES OF REGULAR MEETING.

Approved 7-0

2. DECEMBER PLATS

Approved 7-0

3. 6033-2016: REZONE from the C-3, Commercial-Community District and CN, Conservation District to the C-3, Commercial-Community District and CN, Conservation District for allowed forms located at 3408 E. 10th St.
Legal Description: Tract 1 (Ex: Lot A), Lot A and Lot B, Boom's 2nd Addition, as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 7-0

4. 6038-2016: REZONE from the CN, Conservation and the RA-3, Apartment Residential - High Density Districts to the CN, Conservation and the RA-3, Apartment Residential - High Density Districts for allowed forms located south of W. 69th St. and east of S. Beal Ave.
Legal Description: Lot 2, Block 2 and Lot 3, Block 1 Beal II Addition, as shown by exhibit, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 7-0

5. 6095-2016: REZONE from the C-2, Commercial-Neighborhood and Streetcar and RD-1, Twin Home/Duplex Residential-Suburban to the LW, Live/Work District for allowed forms located east of S. spring Ave., west of S. Minnesota Ave., and south of vacated W. 23rd St.
Legal Description: S1/2 Vacated W. 23rd St, lying adjacent and N44 NW1/4,

Block 48, and N44 , S88 , NW1/4, Block 48, and S1/2 Vacated W. 23rd St.,
lying adjacent and W42, N2/3, NE1/4, Block 48, and S1/2 Vacated W. 23rd St.,
lying adjacent and E 90, N1/3, NE ..., Block 48 of Park Addition, as shown by
exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 7-0

6. 6112-2016: INITIAL DEVELOPMENT PLAN for S-2, Institutional Campus
PUD for allowed forms located at 1321 W. Dow Rummel St.
Legal Description: Tract 1, Dow-Rummel Addition, City of Sioux
Falls, Minnehaha County, SD
Recommendation Approval

Approved 7-0

CONSENT AGENDA APPROVAL

Commissioner Sean Ervin excused himself from the meeting and the votes on
Items 1-6.

REGULAR AGENDA APPROVAL

7. 6046-2016: CONDITIONAL USE PERMIT for on-sale alcohol within 500'
of a sensitive land use located at 3404 S. Marion Rd.
Legal Description: (Ex: N 100') Tract 1A, Jacomets Tracts, City
of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0

8. 6116-2016: CONDITIONAL USE PERMIT for off-site parking lot located
at 909 N. Kiwanis
Legal Description: S1/2 Vacated alley lying adjacent subdivision
Block 5 and 12, Lot 2, Block 12, Harrisons Addition, City of Sioux Falls,
Minnehaha County, SD
Recommendation Approval

Approved 8-0

9. 6118-2016: CONDITIONAL USE PERMIT in the RE-1 form for extended hours of
operation for a retail business located at 6501 W. 41st St.
Legal Description: Lot 2A, Lot 2, Tract B, Morrows Addition, City
of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0, with the following condition:

1. Hours are limited to 6 a.m. 12 a.m., Monday-Sunday

10. 6039-2016: ALTERNATIVE SITE PLAN for street tree landscape requirements located north of E. 57th St. and east of S. Hosta Ave.
Legal Description: Tract 2 Brooks Crossing Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 8-0

NEW BUSINESS

11. ELECTION OF OFFICERS

Kurt Johnson - Chair

Sean Ervin - Vice Chair

ADJOURNMENT

The meeting was adjourned at 6:25 p.m.

Denise D. Tucker, MMC

Assistant City Clerk