

City Planning Commission
Minutes
Carnegie Town Hall, 235 West 10th Street
Wednesday, February 1, 2017 at 6:00 PM

ROLL CALL

Members Present:

Planning Commissioner Steve Gaspar
Planning Commissioner Kurt Johnson
Planning Commissioner Sharon Chontos
Planning Commissioner Sean Ervin
Planning Commissioner Katherine Fiegen
Planning Commissioner John Paulson
Planning Commissioner Nick Sershen

Members Absent:

Planning Commissioner Andi Anderson
Planning Commissioner Larry Luetke

CONSENT AGENDA

Jeff Schmitt, Chief Planning and Zoning Official, provided a brief remembrance of Steve Metli, former City Planning Director, who passed away on Monday.

1. APPROVAL OF JANUARY 4, 2017 MINUTES OF REGULAR MEETING.
Approved 6-0

2. JANUARY PLATS
Approved 6-0

3. 5397-2016: REZONE from the S-1, General Institutional District to the C-2, Commercial Community District for allowed forms located at the northeast corner of E. 3rd St. and N. Cliff Ave.
Legal Description: Block 4, Lawler s Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0

4. 6183-2016: REZONE from the C-2, Commercial Neighborhood and Streetcar District to the I-1, Light Industrial District for allowed forms located at 1500 and 1504 N. Cliff Ave.
Legal Description: Lots 5 to 10, Block 12, Forest Hill Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0

5. 6216-2017: REZONE from the C-3, Commercial Community District to the C-4, Commercial Regional District for allowed forms located north of I-229 and east of S. Grange Ave.
Legal Description: Tract 3A (Ex Lot 1A) and 2A park South Addition, as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0

6. 6220-2017: REZONE from the C-3, Commercial Community District to the O, Office District for allowed forms located south of W. 69th St. and east of S. Connie Ave.

Legal Description: Sioux Falls-Platinum Valley Addition, Tract 2
(Ex: Part sold and Lewis Drug Addition and Lot H-1), as shown by exhibit,
City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Withdrawn

7. 6115-2016: PRELIMINARY SUBDIVISION PLAN for Aspen Heights Addition
located at north of W. Madison St., and west of N. Valley View Rd.
Legal Description: Tract 7, Lally Estates Addition, City of Sioux Falls,
Minnehaha County, SD
Recommendation Approval

Approved 6-0

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

8. 5996-2016: REZONE from AG, Agriculture District to the RA-2,
Apartment Residential - Moderate Density District for allowed forms located
at the southeast corner of W. 85th St. and S. Brett Ave.
Legal Description: Lot 1 of Luden's Subdivision of Tract No.1, a
portion of the NW 1/4 of the NE 1/4 of Section 20-T100N-R50W of the 5th
P.M., as shown by exhibit, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Commissioner Sean Ervin left the meeting at 7 p.m., prior to the vote on Item
8.

Vote to approve, with the following condition that the south set back shall be
a minimum of 40 : Yeses, Sharon Chontos, Katherine Fiegen, Nick Sershen, 3.

Noes, Steve Gaspar, John Paulson, 2.

Motion Failed, due to lack of a majority vote.

9. 6129-2016: REZONE from RT-2, Townhome Residential Traditional
District to the RA-2, Apartment Residential Moderate Density District for
allowed forms located at the southwest corner of S. 2nd Ave., and E 14th St.
Legal Description: Lots 10 to 12, Block 32, Gale s Addition, City
of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 5-0

10. 6214-2017: REZONE from the RS, Single Family Residential
Suburban District to the RD-2, Townhome Residential Suburban District for
allowed forms located south of W. 5th St. and west of N. Valley View Rd.
Legal Description: Lots 1 & 2, Block 4, Hayward Meadows Addition
and a portion of Tract A, Block 5, Meadow Ridge Addition, as shown by
exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 5-0

11. 6224-2017: CONDITIONAL USE PERMIT for on sale alcohol within 500
of a sensitive land use located at the northeast corner of W. 6th St. and
N. West Ave.
Legal Description: S150 measured from and parallel to S line,
Block 5, Lot A, Tract 1, NW ... 17-101-49 and W22.7 , Lots 5 to 7 and all

Lots 8 & 9, Block 5, Lakeside Addition, as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Vote to approve: Yeses, Katherine Fiegen, Nick Sershen, Steve Gaspar, John Paulson, 4. Noes, Sharon Chontos, 1.

Motion Passed.

12. 6218-2017: ALTERNATIVE SITE PLAN for an alternative landscape buffer yard located at 2571 S. Westlake Dr.
Legal Description: Lot 6, Block 2, Lake Lorraine Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 5-0

NEW BUSINESS

Commissioner John Paulson recommended that a letter be sent to the family of Steve Metli on behalf of the Planning Commission.

ADJOURNMENT

The meeting was adjourned at 8:18 p.m.

Denise D. Tucker, MMC

Assistant City Clerk