

City Planning Commission
Minutes
Carnegie Town Hall, 235 West 10th Street
Wednesday, March 6, 2018 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 Larry Luetke
Planning Commissioner Nick Sershen

Members Absent:

Planning Commissioner Andi Anderson
Planning Commissioner John Paulson

CONSENT AGENDA

Commissioner Fiegen excused herself from the meeting and the votes on Items 1-10.

1. APPROVAL OF FEBRUARY 7, 2018 MINUTES OF REGULAR MEETING.

Approved 5-0

2. FEBRUARY PLATS

Approved 5-0

3. 7983-2018: REZONE from the I-1, Light Industrial District to the S-2, Institutional Campus Planned Unit Development for allowed forms located south of W. Benson Rd. and east and west of N. Westport Ave.

Legal Description: Portion of the NE 1/4 of Section 6 Lying West of Lot E-1, Except Lot H-1 and Except Sanford Sports Complex Addition thereof; NW 1/4 of Section 6 Including Lots FE1, FE2, and FE3 thereof, except Lots H-1, H-2, H-3 and H-4 thereof; N 1/2 of the SW 1/4 of Section 6 Including Lots FE1, FE2 and FE3, except Lots H-1, H-2 and H-3 except Sencore Addition and except the S 360' of the E 755' of the W 863' of the N 1/2 of the SW 1/4 Lying Adjacent and Contiguous to Dickey Tract 3 in the SW 1/4; NW 1/4 of Section 6 Lying West of Lot E-1, except Sencore Addition, All in Section 6, Township 101 North, Range 49 West of the 5th P.M. and the NW 1/4 of Section 5 Lying West of Lot E-1, all in Section 5, Township 101 North, Range 49 West of the 5th P.M.as shown by exhibit, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 5-0

4. 8039-2018: REZONE from the AG, Agriculture District to the RS, Single-Family Residential - Suburban, RD-1, Twin Home/Duplex Residential - Suburban, RA-2, Apartment Residential - Moderate Density, RA-3, Apartment Residential - High Density, O, Office, LW, Live/Work, C-2, Commercial - Neighborhood and Streetcar, C-3, Commercial - Community and CN, Conservation Districts for allowed forms located at the southwest corner of E. 26th St. and S. Veterans Parkway.

Legal Description: Kappenman's Tracts 1 & 2, and NE 1/4 (Ex Lots H1-H-8) and N 1/2 of the SE 1/4, (Ex Lots H-1, H-2 & PE1), Section 25-T101N-R49W

as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 5-0

5. 8092-2018: REZONE from the LW, Live/Work and C-2, Commercial - Neighborhood and Streetcar Districts to the CN, Conservation District for allowed forms located north of E. Madison St. and east/west of N. Veterans Parkway.
Legal Description: Tracts 2 & 3, Golden Gateway Addition, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 5-0

6. 8093-2018: REZONE from the LW, Live/Work District to the CN, Conservation District for allowed forms located south of E. 57th St. and west of S. Graystone Ave.
Legal Description: Lots 1A & 1B, Block 23 & Lot 1, Block 25, Whispering Woods Addition & Lot P-1 in the SW 1/4 of the SE 1/4 & Hayes Addition, Tract 3 in the S 1/2 Government Lot 7, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 5-0

7. 8102-2018: REZONE from the AG, Agriculture & RS, Single-Family Residential - Suburban Districts to the RS, Single-Family Residential - Suburban & RD-2, Townhome Residential - Suburban Districts for allowed forms located south of E. 69th St. and west of S. Southeastern Ave.
Legal Description: Tracts 1 & 3, Donahoe Farms Addition as show by exhibit, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 5-0

8. 8107-2018: REZONE from the RA-2, Apartment Residential-Moderate Density District to the RT-1, Single Family Residential-Traditional District for allowed forms located at 617 S. Main Ave.
Legal Description: Lot 8, Block 29, Gale's 3rd Addition in the City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 5-0

9. 7988-2018: PRELIMINARY SUBDIVISION PLAN for Sanford Sports Complex South Addition located south of W. Benson Rd. and east and west of N. Westport Ave.
Legal Description: Portion of the NE 1/4 of Section 6 Lying West of Lot E-1, Except Lot H-1 and Except Sanford Sports Complex Addition thereof; NW 1/4 of

Section 6 Including Lots FE1, FE2, and FE3 thereof, except Lots H-1, H-2, H-3 and H-4 thereof; N 1/2 of the SW 1/4 of Section 6 Including Lots FE1, FE2 and FE3, except Lots H-1, H-2 and H-3 except Sencore Addition and except the S 360' of the E 755' of the W 863' of the N 1/2 of the SW 1/4 Lying Adjacent and Contiguous to Dickey Tract 3 in the SW 1/4; NW 1/4 of Section 6 Lying West of Lot E-1, except Sencore Addition, All in Section 6, Township 101 North, Range 49 West of the 5th P.M. and the NW 1/4 of Section 5 Lying West of Lot E-1, all in Section 5, Township 101 North, Range 49 West of the 5th P.M.as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 5-0

10. 8043-2018: PRELIMINARY SUBDIVISION PLAN for Dakota Prairie East Addition located at the southeast corner of E. 69th St. and S. Bahnson Ave.
Legal Description: Tracts 1-3, Leubecher 2nd Addition, City of Sioux Falls, Lincoln County, SD
Recommendation Approval

Approved 5-0

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

11. 8109-2018: CONDITIONAL USE PERMIT for on sale alcohol beverage establishment located within 500' of a sensitive land use located at 2417 E. 10th St.
Legal Description: County Auditors Subdivision (EX Lots H-1, Lots 51, 53 & 54) N 20' of Lots 55 & 66 & All of Lots 51 to 54, Section 15 T101-R49 Sioux Falls City Unplatted, City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0 to defer to the April 4, 2018, meeting.

12. 8110-2018: CONDITIONAL USE PERMIT for on sale alcohol beverage establishment located within 500' of a sensitive land use located at 2309 W. Madison St.
Legal Description: West 89' of Lots 1-3, Block 2, Harrison s Addition to the City of Sioux Falls, Minnehaha County, SD
Recommendation Approval

Approved 6-0 with the following stipulation:

1. For this applicant only.

13. 8130-2018: PRELIMINARY SUBDIVISION PLAN for Cherry Lake Reserve West Addition located north of W. 12th St. and west of the Tea/Ellis Rd.
Legal Description: Tract 2 of Lakeside Addition, City of Sioux Falls,

Minnehaha County, SD
Recommendation Approval

Approved 6-0

14. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING CHAPTER 157:
SUBDIVISION ORDINANCE OF THE CITY OF SIOUX FALLS
Recommendation Approval

Approved 6-0 with the following stipulations:

1. Add-on Agreement language clarification shall read as follows: (3) An add-on agreement will be recognized by the city Planning and Building Services office after tax parcels stated therein have been combined by the county Equalization Office. The combined parcel known as the new lot of record shall include the recorded legal descriptions.
2. Fees 157.022 Fee shall show as: 157.022 FEES. Preliminary Subdivision Plan - \$350
3. Maintenance Agreement Changes will show as follows:
 - (e) Service log. Providing for a service log to be maintained by the operator, owner, or other person listed in the agreement. The service log should, for example, show the date and person(s) conducting maintenance, and repairs of items covered by the agreement.
 - (f) Water Maintenance and Repair.
 - i. Acknowledgment the water supplied by items covered by the agreement

15. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE 2013 SHAPE PLACES ZONING ORDINANCE OF THE CITY OF SIOUX FALLS.
Recommendation Approval

Approved 6-0

16. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE 2013 SHAPE PLACES ZONING ORDINANCE OF THE CITY OF SIOUX FALLS.
Recommendation Approval

Approved 6-0

17. UPDATE TO THE CITY OF SIOUX FALLS PLANNING COMMISSION BYLAWS
Recommendation Approval

Approved 6-0

NEW BUSINESS

There was none.

ADJOURNMENT

The meeting was adjourned at 6:50 p.m.

Tamara Jorgensen, MMC

Assistant City Clerk