

City Planning Commission  
Minutes  
Carnegie Town Hall, 235 West 10th Street  
Wednesday, April 4, 2018 at 6:00 PM

ROLL CALL

Members Present:

Planning Commissioner Kurt Johnson  
Planning Commissioner Andi Anderson  
Planning Commissioner Sharon Chontos  
Planning Commissioner Sean Ervin  
Planning Commissioner Katherine Fiegen  
Planning Commissioner Larry Luetke

Members Absent:

Planning Commissioner Steve Gaspar  
Planning Commissioner John Paulson  
Planning Commissioner Nick Sershen

CONSENT AGENDA

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

Approved 5-0

2. MARCH PLATS

Approved 5-0

3. 8170-2018: REZONE from the RD-1, Twinhome/Duplex Residential - Suburban & RA-1, Apartment Residential - Low Density Districts to the RS, Single-Family Residential - Suburban District for allowed forms located east of N. Cliff Ave., north of E. 29th St. N and south of E. 34th St. N.  
Legal Description: Portion of Norton Tracts & Bysma Addition as shown by exhibit, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0

4. 8173-2018: REZONE from the AG, Agriculture District to the RS, Single-Family Residential - Suburban & CN, Conservation Districts for allowed forms located north of W. 12th St. and west of S. Ellis Rd.  
Legal Description: Tract 2, Lakeside Addition in the W 1/2 of the SW 1/4 of Section 16-101-50 as shown by Exhibit, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0

5. 8186-2018: REZONE from the S-2, Institutional Campus Planned Unit Development to the RA-3, Apartment Residential - High Density District for allowed forms located at east of S. Cliff Ave. and south of E. 77th St.  
Legal Description: Portion of Tract 3, Pike Addition, as shown by Exhibit, City of Sioux Falls, Lincoln County, SD

Recommendation Approval

Approved 5-0

6. 8201-2018: REZONE from the S-2, Institutional Campus Planned Unit Development and C-4, Commercial - Regional Districts to the S-1, General Institutional, S-2, Institutional Campus Planned Unit Development, C-4, Commercial - Regional, CN, Conservation & REC, Recreation Districts for allowed forms located south of W. 69th St. and west of S. Tallgrass Ave.  
Legal Description: Lots 1 & 2, Block 5; Lot 1, Lot 3, Block 3; Lot 1, Block 6, Sanford Research Park Addition. All Within the NE 1/4 of the SE 1/4 of Section 18-100-50 W of the Principal Meridian (EX R.O.W & Lots H-1 & H-2 & H-3, contained therein, City of Sioux Falls, Lincoln County, SD  
Recommendation Approval

Approved 5-0

7. 8206-2018: REZONE from the C-2 Commercial Neighborhood and Streetcar District to the S-1, General Institutional District for allowed forms located at 309 S Joliet Ave.  
Legal Description: Lot 2, Block 2, Arrowhead Parkway Addition to the City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0

8. 8213-2018: REZONE from the I-2 Heavy Industrial District to the Downtown (DT) Planned Unit Development and REC, Recreation Districts for allowed forms located at 196 % E 6th Street.  
Legal Description: Tract 1, Sioux Steel Addition & NW 1/4 of Tract 9 Sioux Falls City Unplatted, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0

9. 8187-2018: PRELIMINARY SUBDIVISION PLAN for the Meadow Vista Addition located east of N. La Mesa Dr. and south of W. 3rd St.  
Legal Description: N 1/2 of Vacated, W 5th St. Lying adjacent to & Tract A, Block 10, Meadow Ridge Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0

10. 8211-2018: PRELIMINARY SUBDIVISION PLAN for Sanford Research Park Addition located south of W. 69th St. and west of S. Tallgrass Ave.  
Legal Description: Lots 1 & 2, Block 5; Lot 1, Lot 3, Block 3; Lot 1, Block 6, Sanford Research Park Addition. All Within the NE 1/4 of the SE 1/4 of Section 18-100-50 W of the Principal Meridian (EX R.O.W &

Lots H-1 & H-2 & H-3, contained therein, City of Sioux Falls, Lincoln County, SD  
Recommendation Approval

Approved 5-0

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

11. 8212-2018: REZONE from the from the AG, Agriculture District to the RS, Single-Family Residential - Suburban, RD-1, Twinhome/Duplex Residential - Suburban & CN, Conservation Districts for allowed forms located south of W. 69th St. and west of S. Sundowner Ave.  
Legal Description: Tract A, Sundowner Addition, as shown by Exhibit, City of Sioux Falls, Lincoln County, SD  
Recommendation Deferral

Approved 5-0

12. 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 5-0

13. 8149-2018: CONDITIONAL USE PERMIT for a full-service restaurant within 250' from a sensitive land use located at 309 S. Garfield Ave., Suite 10.  
Legal Description: S. 44' of Lot 2 & All Lot 3 & 4, & E 100' of Lot 5, & E 1.5 of Lot 7 & E 1.5 of S. 30' (EX H-2) of Lot 8, Block 10, Braley's 1st Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0, with the corrected address of 301 S. Garfield Ave., Suite 10

14. 8202-2018: CONDITIONAL USE PERMIT for on sale alcohol beverage establishment located within 500' of a sensitive land use located at 5801 E 41st Street.  
Legal Description: Tract 1 (Ex Lot H1, & Lots 1, 2 & 3 Bk 1) Prairie Crossroads Addition, City of Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0

15. 8204-2018:                   CONDITIONAL USE PERMIT for an Off- Premise sign over  
288 sq. ft. located at the southeast corner of W. 57th St. and I-29.  
Legal Description:                   The Edges Addition, Lot 1 - Block 1- Include  
W1/2 Vac Marion Rd, Sioux Falls, Minnehaha County, SD  
Recommendation Approval

Approved 4-1 (Commissioner Kurt Johnson opposed.)

16. 8209-2018:                   CONDITIONAL USE PERMIT for on sale alcohol beverage  
establishment located within 500' of a sensitive land use located at 4719  
E. Arrowhead Parkway.  
Legal Description:                   Lot 4d Block 1 Spatz Addition, City of Sioux  
Falls, Minnehaha County, SD  
Recommendation Approval

Approved 5-0

17. 8196-2018:                   INITIAL DEVELOPMENT PLAN AMENDMENT for Avera Mckennan  
South Campus located at the southeast corner of W. 69th St. and S. Louise  
Ave.  
Legal Description:                   Portion of a NW 1/4 of Section 16-T100N-R50W  
(Except Lots H-1, H-2, and Tract A or Prairie View Addition), as shown by  
exhibit, City of Sioux Falls, Lincoln County, SD  
Recommendation Approval

Approved 5-0

18. 8199-2018:                   PRELIMINARY SUBDIVISION PLAN for Galway Village  
Addition located south of W. 69th St. and west of S Sundowner Ave.  
Legal Description:                   Tract A, Sundowner Addition, City of Sioux  
Falls, Lincoln County, SD  
Recommendation Deferal

Approved 5-0

19. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE CODE OF  
ORDINANCES OF THE CITY BY AMENDING CHAPTER 160: ZONING, SUBCHAPTER: PARKING  
REGULATIONS  
Recommendation Approval

Approved 5-0

NEW BUSINESS

There was none.

ADJOURNMENT

The meeting was adjourned at 7:14 p.m.

Denise D. Tucker, MMC

Assistant City Clerk