

City Planning Commission

Minutes

Carnegie Town Hall, 235 West 10th Street

Wednesday, October 7, 2015 at 6:00 PM

ROLL CALL

Members Present:

Members Absent:

Planning Commissioner Andi Anderson

Planning Commissioner Steve Gaspar

Planning Commissioner Ken Dunlap

Planning Commissioner Sharon Chontos

Planning Commissioner Sean Ervin

Planning Commissioner Nick Sershen

Planning Commissioner Kurt Johnson

Planning Commissioner Larry Luetke

Planning Commissioner Denny Pierson

CONSENT AGENDA

1. APPROVAL OF SEPTEMBER 2, 2015 MINUTES OF REGULAR MEETING.

Approved 7-0

2. SEPTEMBER PLATS

Approved 7-0

3335-2015: REZONE from the RS, Single-Family Residential - Suburban & RD-1, Twin Home/Duplex Residential District to the REC, Recreation District for allowed forms located at 6601 S. Hemingstone Trail.

3.

Legal Description: Lot 7, & Vacated S. Meredith Ave., Block 12, Prairie Hills West Addition, City of Sioux Falls, Lincoln County, SD

Recommendation Approval

Approved 7-0

3456-2015: REZONE from the RA-2, Apartment Residential - Moderate Density and C-3, Commercial - Community Districts to the RA-3, Apartment

Residential - High Density for allowed forms located at the southeast corner of E. 41st St. and S. Veterans Parkway.

4.

Legal Description: Portion of the NW 1/4, Section 31-101-58 as shown by exhibit, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 7-0

Planning Commissioner Sharon Chontos arrived at this time.

3494-2015: REZONE from the C-2, Commercial - Neighborhood and Streetcar & C-3, Commercial - Community Districts to the C-4, Commercial - Regional District for allowed forms located at 1600-1700 W. Russell St.

5.

Legal Description: E 1/2 of Lot 2, Lots 3-5, W 75' of Lot 6, S 20' of Lots 9-11, Lots 12-13, Lot 14A, W 75' of Lot 16, Lots 17-19, E 1/2 of Lot 20, Block 55, Airport Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 7-0

3499-2015: REZONE from the RS, Single-Family Residential - Suburban District to the I-1, Light Industrial District for allowed forms located at 504 and 528 S. Van Eps Ave.

6.

Legal Description: N 1/2 of the SW 1/4 (EX N 4'), S 1/2 of the SW 1/4, Block 2, Daniels Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 7-0

3500-2015: REZONE from the RD-1, Twin Home/Duplex Residential District to the C-2, Commercial - Neighborhood and Streetcar District for allowed forms located at 3210 S. Summit Ave.

7.

Legal Description: Lot 14, Block 3, Roger Mills 1st Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 7-0

3504-2015: REZONE from the LW, Live/Work District to the RS, Single-Family Residential - Suburban and RD-2, Townhome Residential - Suburban District for allowed forms located at the northeast corner of W. 22nd St. and S. Ellis Rd.

8.

Legal Description: Portion of the SW 1/4 of Section 22-101-50 as shown by exhibit, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 7-0

3510-2015: REZONE from the O, Office District to the C-2, Commercial - Neighborhood and Streetcar District for allowed forms located at the southwest corner of W. 53rd St. and S. Louise Ave.  
9.

Legal Description: Lots 1-3, Block 1, Hel-Ray Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 7-0

3288-2015: PRELIMINARY SUBDIVISION PLAN for Imani Ridge Addition located southwest of Great Bear Recreation Area  
10.

Legal Description: NE 1/4 of the NW 1/4, Section 12-101-49, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 7-0

3503-2015: PRELIMINARY SUBDIVISION PLAN for Graystone Heights Addition located at the southwest corner of E. 57th St. and S. Sycamore Ave.  
11.

Legal Description: Tract 2 (Except Lot H-1 and Government Lot 1) Stern's Addition, City of Sioux Falls, Lincoln County, SD

Recommendation Approval

Approved 7-0

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

Item 7 was heard at this time. Please see item for action taken.

3274-2015: REZONE from the O, Office District to the C-2, Commercial - Neighborhood and Streetcar District for allowed forms located at 6201 S. Minnesota Ave.  
12.

Legal Description: E 1/2 of Lot 3A, Block 8, Prairie Meadows 2nd

Addition, as shown by exhibit, City of Sioux Falls, Lincoln County, SD

Recommendation Approval

Withdraw request approved 7-0

3279-2015: CONDITIONAL USE PERMIT in the RE3 form for accessory outdoor storage located at 1525 W. Burnside St.

13.

Legal Description: Tract 2, Peck's Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 7-0

3507-2015: CONDITIONAL USE PERMIT to allow an electronic message center in a residentially zoned district located at 1400 S. Duluth Ave.

14.

Legal Description: Block 34, Park Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 7-0 with the following condition:

1. The electronic message center portion of the proposed sign on the west side of the building is limited to a maximum of 15 square feet.

3511-2015: CONDITIONAL USE PERMIT in the RE3 form to allow an on-sale alcoholic beverage establishment with 500' of a sensitive use located at the southwest corner of E. Arrowhead Parkway and S. Foss Ave.

15.

Legal Description: Lot 5 & 6, Block 3, East Acres Addition, City of Sioux Falls, Minnehaha County, SD.

Recommendation Approval

Approved 7-0

3099-2015: INTIAL DEVELOPMENT PLAN in the S-2, Institutional Campus Planned Unit Development for the USD Research Park located at the southeast corner of W. 60th St. N. and N. Marion Rd.

16.

Legal Description: Tract 1, South Dakota Public Universities and Research Center Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 7-0

NEW BUSINESS

There was none.

ADJOURNMENT

The meeting was adjourned at 6:42 p.m.