

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.

APPROVAL OF JANUARY 4, 2017 MINUTES OF REGULAR MEETING.

1.

Approved 6-0

JANUARY PLATS

2.

Approved 6-0

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.

3.

Legal Description: Block 4, Lawler's Addition, City of Sioux Falls,

Minnehaha County, SD

Recommendation Approval

Approved 6-0

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.

4.

Legal Description:Lots 5 to 10, Block 12, Forest Hill Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 6-0

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.

5.

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

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.

6.

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Withdrawn

6115-2016:PRELIMINARY SUBDIVISION PLAN for Aspen Heights Addition located at north of W. Madison St., and west of N. Valley View Rd.

7.

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

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.

8.

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.

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.

9.

Legal Description: Lots 10 to 12, Block 32, Gale's Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 5-0

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.

10.

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

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.

11.

Legal Description: S150' measured from and parallel to S line, Block 5, Lot A, Tract 1, NW 1/4 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.

6218-2017: ALTERNATIVE SITE PLAN for an alternative landscape buffer yard located at 2571 S. Westlake Dr.

12.

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