

City Planning Commission

Minutes

Carnegie Town Hall, 235 West 10th Street

Thursday, July 6, 2017 at 6:00 PM

ROLL CALL

Members Present:

Planning Commissioner Steve Gaspar

Planning Commissioner Kurt Johnson

Planning Commissioner Sean Ervin

Planning Commissioner Katherine Fiegen

Planning Commissioner Larry Luetke

Planning Commissioner John Paulson

Planning Commissioner Nick Sershen

Members Absent:

Planning Commissioner Andi Anderson

Planning Commissioner Sharon Chontos

CONSENT AGENDA

1. APPROVAL OF JUNE 7, 2017 MINUTES OF REGULAR MEETING.

Approved 6-0

2. JUNE PLATS

Approved 6-0

6687-2017:REZONE from the AG, Agriculture District to the RD-1, Twin-home Residential - Suburban District located at 4000 S. Ellis Rd.

3.

Legal Description:Tract 1, Murphy Tracts, S1/2, NW1/4, 34-101-50, Wayne Township, Minnehaha County, SD

Recommendation Approval

Approved 6-0

6728-2017: REZONE from the AG, Agriculture District to the RS, Single-Family Residential - Suburban District located south of E. Madison St., and east of N. Six Mile Rd.

4.

Legal Description: Tract 4, Willow Ridge Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 6-0

6747-2017: REZONE from the RT-1, Single-Family Residential - Traditional and C-2, Commercial Neighborhood and Streetcar Districts to the C-2, Commercial and Neighborhood and Streetcar District located at 1320 S. Minnesota Ave.

5.

Legal Description: NW 1/4 & N69' of the SW1/4 (Ex: W7' N206.6') & NE1/4 (Ex: S69.5' E100') Block 13, Sherman's Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 6-0 to move to the Regular Agenda.

Approved 6-0

6832-2017: REZONE from the RD-1, Twin Home/Duplex-Residential Suburban District to the RT-1, Single-Family Residential-Traditional District located at 1806 E. Mulberry St.

6.

Legal Description: W 50', Lot 6, Block 26, Sherman's North Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 6-0

6912-2017: REZONE from the LW, Live/Work District to the O, Office and C-2, Commercial-Neighborhood and Streetcar District located north of W. 57th St., and I-229

7.

Legal Description: Tract 1, Hidden Valley Stables Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 6-0

6937-2017: REZONE from the C-2, Commercial - Neighborhood and Streetcar District to the I-1, Light Industrial District for allowed forms located at 5509 N. Quarry Ave.

8.

Legal Description:Lot 2, Block 12, Granite Valley Addition, City of
Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 6-0

6938-2017:REZONE from the RA-2, Apartment Residential -
Moderate Density and O, Office Districts to the LW, Live/Work District for
allowed forms located at 3810 N. Career Ave.

9.

Legal Description:N 1/2 of Vacated W. Thelin St. lying adjacent & (Ex
Lots 1 & 4) Block 12, Thelin Addition, City of Sioux Falls, Minnehaha
County, SD

Recommendation Approval

Approved 6-0

6963-2017:REZONE from the RA-2, Apartment Residential -
Moderate Density District to the LW, Live/Work District for allowed forms
located at 2601 E. 8th St.

10.

Legal Description:N 1/2 Vac 9th St & W 1/2 Vac Blaine Ave. lying
adjacent & Lots 1 to Lot 8, Block 15 Eastwood Addition to City of Sioux
Falls, Minnehaha County, SD

Recommendation Approval

Approved 6-0

6729-2017:PRELIMINARY SUBDIVISION PLAN for Willow Ridge
III Addition located south of E. Madison St., and east of N. Six Mile Rd.

11.

Legal Description:Tract 4, Willow Ridge Addition, City of Sioux
Falls, Minnehaha County, SD

Recommendation Approval

Approved 6-0

6868-2017:PRELIMINARY SUBDIVISION PLAN for Springdale
Addition located north of W. 85th St., and east of S. Minnesota Ave.

12.

Legal Description:S1/2, SW1/4 (Ex: Tract 1, Springdale Addition and
Ex: Lot H-2 & H-1 & Dakota Crossing Addition) of S14-T100N-R50W, City of
Sioux Falls, Lincoln County, SD

Recommendation Approval

Approved 6-0

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

Item 5 was heard at this time. See item for action taken.

6219-2017:REZONE from the AG, Agriculture District to the LW, Live/Work District for allowed forms located north of E. 6th St. and east of N. Bahnson Ave.

13.

Legal Description: Lot 4, Laceys Homestead Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

A motion was made and seconded to approve with no conditions.

Died for lack of a second, to have a substitute motion to defer and have a development design plan presented.

Failed 2-4, an amendment to add a traffic impact requirement study and requirement to realign N. Bahnson Ave. and N. Locust Ave. (Commissioners Katherine Fiegen, Larry Luetke, John Paulson, and Nick Sershen opposed.)

Approved 5-1, with no conditions. (Commissioner John Paulson opposed.)

6891-2017REZONE from the RA-1, Apartment Residential - Low Density District to the O, Office District located at 4900 S. Cottonwood Pl.

14.

Legal Description: (Ex: Lot H-1) Lot 2A, Block 1, Cottonwood Heights Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 6-0

6906-2017:REZONE from the O, Office District to the RA-1, Apartment Residential - Low Density District located at 3201 S. Theodore Ave

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15.

Legal Description: Tract C, Block 1, Roosevelt South 2nd Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 6-0

6910-2017:CONDITIONAL USE for on-sale alcohol within 500' of a sensitive land use located north of W. 57th St., and I-229

16.

Legal Description:Tract 1, Hidden Valley Stables Addition, City of
Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 6-0

6916-2017:CONDITONAL USE for an office building to not
include a pitched roof and exterior brick located at 6810 S. Minnesota Ave.

17.

Legal Description:Lot 23, Block 17, The Lakes at Prairie Green, City
of Sioux Falls, Lincoln County, SD

Recommendation Approval

Approved 6-0

NEW BUSINESS

There was none.

ADJOURNMENT

The meeting was adjourned at 8:37 p.m.

Denise D. Tucker, MMC

Assistant City Clerk