

MINUTES

Planning Commission Meeting

Wednesday, March 6, 2019 at 6:00 PM

Carnegie Town Hall, 235 West 10th St., Sioux Falls, South Dakota 57104

CALL TO ORDER AND DETERMINATION OF QUORUM

Commissioners Present: Sharon Chontos, Sean Ervin, Steve Gaspar, Kurt Johnson, John Paulson, Nick Sershen

Commissioners Absent: Andi Anderson, Kati Johnson, Larry Luetke

CONSENT AGENDA

1. APPROVAL OF THE REGULAR MEETING MINUTES OF FEBRUARY 6, 2019
2. FEBRUARY PLATS
3. CONSENT AGENDA PETITIONS

Petition: 9886-2019: REZONE portions from the AG, Agriculture District to the RS, Single-Family Residential - Suburban District and O, Office District for

A. allowed forms located at the southwest corner of W. 22nd St. and S. Ellis Rd.

Legal Description: Tract 1 Pine Knoll Addition & W. 500.92' of the E. 2254.52' of the N. 669.6' (Except Tract 1, Woessner Addition & EX Tract 2, Pine Knoll Addition) Section 21, T101-50, City of Sioux Falls, Minnehaha County, SD

Petition: 9926-2019: REZONE from the RD-1, Twin Home/Duplex Residential-Suburban District to the RD-2, Townhome Residential-Suburban and CN, Conservation

B. Districts for allowed forms located at the west corner of S. Shafer Ave. and S.

Silverthorne Ave.

Legal Description: TRACTS 8 & 9 OF COPPER CREEK ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SD

Petition: 9928-2019: REZONE from the RA-1, Apartment Residential-Low Density District to the O, Office District for allowed forms located at 3920 S.

C. Hawthorne Ave.

Legal Description: LOT F BURLINGTON THIRD ADDITION TO THE CITY OF SIOUX FALLS

SD

Petition: 9934-2019: REZONE from the AG, Agriculture District to the S-1, General Institutional and REC,

- D. Recreation Districts for allowed forms located at 6400 E. 41st St.

Legal Description: SW1/4 (Ex H1, H2, H2, H3, Burns Addn) & Tract 3 Iverson Estates, Except Community Reformed Church Addition & Lots ST-1 Copper Creek Addition, as shown by exhibit in Section 30-T101N-R48W, Minnehaha County, SD

Petition: 9799-2019: PRELIMINARY SUBDIVISION PLAN for Pine Knoll Addition

- E. located at the southwest corner of W. 22nd St. and S. Ellis Rd.

Legal Description: Tract 1 Pine Knoll Addition & W. 500.92' of the E. 2254.52' of the N. 669.6' (EX Tract 1, Woessner Addition & EX Tract 2, Pine Knoll Addition)) Section 21, T101-50, City of Sioux Falls, Minnehaha County, SD

4. CONSENT AGENDA APPROVAL

A motion was made by Sershen and seconded by Paulson to approve the Consent Agenda.

A motion was made by Sershen and seconded by Ervin to amend by deferring Item 3B to the April 3, 2019, Planning Commission Meeting.

Voice vote to amend. 4 Yes: Ervin, Johnson, Paulson, Sershen; 0 No: (None). Motion Passed. Gaspar recused him/herself from the discussion and vote on this item pursuant to City Ordinance 35.028.

Voice vote to approve, as amended. 4 Yes: Ervin, Johnson, Paulson, Sershen; 0 No: (None). Motion Passed. Gaspar recused him/herself from the discussion and vote on this item pursuant to City Ordinance 35.028.

REGULAR AGENDA

5. REGULAR AGENDA APPROVAL

A motion was made by Sershen and seconded by Gaspar to approve the Regular Agenda.

A motion was made by Sershen and seconded by Gaspar to amend by moving Item 6H before Item 6A.

Voice vote to amend. 5 Yes: Ervin, Gaspar, Johnson, Paulson, Sershen; 0 No: (None). Motion Passed.

Voice vote to approve, as amended. 5 Yes: Ervin, Gaspar, Johnson, Paulson, Sershen; 0 No: (None). Motion Passed.

6. REGULAR AGENDA PETITIONS

Item 6H was heard at this time. Please see item for action taken.

Petition: 9853-2019: REZONE portions from the AG, Agriculture District to the C-2, Commercial - Neighborhood and Streetcar District; C-3, Commercial - Regional District; LW, Live/Work District, RS, Single-Family Residential - Suburban District; RD-1, Twin Home/Duplex Residential - Suburban District; RD-A. 2, Townhome Residential - Suburban District; RA-1, Apartment Residential - Low Density District; RA-3, Apartment Residential - High Density District; and CN, Conservation District for allowed forms located at 6200 E. 41st St.

Legal Description: SW 1/4 & IVERSON ESTATES TRACT 3 IN THE SE 1/4, IN SECTION 30, TOWNSHIP 101, RANGE 48 W, TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SD

A motion was made by Sershen and seconded by Gaspar to approve with conditions 1. The LW, Live/Work portions as shown by exhibit, not allow the MD2 or BCF3 Forms.

Voice vote to approve with conditions. 5 Yes: Ervin, Gaspar, Johnson, Paulson, Sershen; 0 No: (None). Motion Passed.

Petition: 9932-2019: REZONE from the C-2, Commercial-Neighborhood and Streetcar District to the RA-3, Apartment Residential-High Density District B. for allowed forms located at 1901 W. 85th St.

Legal Description: Portion of Tract 1 of Pinewood Addition, Except Parkwood Estates Addition, as shown by exhibit in the NW1/4 of Section 25-T100N-R50W, Lincoln County, SD

A motion was made by Gaspar and seconded by Johnson to approve Item 6B.

Voice vote to approve. 5 Yes: Ervin, Gaspar, Johnson, Paulson, Sershen; 0 No: (None). Motion Passed.

Petition: 9802-2019: CONDITIONAL USE PERMIT for a full service restaurant establishment located within 500' C. of a sensitive land use located at 2113 S. Minnesota Ave.

Legal Description: 1/2 VAC ALLEY LYING ADJ & LOTS 3 THRU 13 & LOTS 21 THRU LOT 24 BLK 28 UNIVERSITY 2ND ADDN TO

CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SD

A motion was made by Ervin and seconded by Paulson to approve Item 6C.

Voice vote to approve. 5 Yes: Ervin, Gaspar, Johnson, Paulson, Sershen; 0 No: (None). Motion Passed.

Petition: 9890-2019: CONDITIONAL USE PERMIT for an on-sale alcoholic beverage establishment located within 500' of a sensitive 1 and use located D. at 3401 W. 85th St.

Legal Description: Block 3, Except Lot H-1 & H-2, of Platinum Valley III Addition to the City of Sioux Falls, Lincoln County, SD

A motion was made by Sershen and seconded by Gaspar to approve Item 6D.

Voice vote to approve. 5 Yes: Ervin, Gaspar, Johnson, Paulson, Sershen; 0 No: (None). Motion Passed.

Petition: 9929-2019: CONDITIONAL USE PERMIT for an off-site parking lot E. located within 250' of a DD or AD form located at 4001 S. Hawthorne Ave .

Legal Description: E. 125 FEET OF THE N. 110.8 FEET IN BLOCK 9 OF TOM BERRY'S ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SD

A motion was made by Gaspar and seconded by Ervin to approve Item 6E.

Voice vote to approve. 5 Yes: Ervin, Gaspar, Johnson, Paulson, Sershen; 0 No: (None). Motion Passed.

Petition: 9920-2019: INITIAL DEVELOPMENT PLAN for Avera McKennan Hospital Main Campus located at E. 20th Street F. and S. Cliff Ave.

Legal Description: BURLINGTON NORTHERN ADDITION; AND BLOCK 13 & 14 OF ROWLAND'S ADDITION; AND ALL GERIN & JOHNSON'S ADDITION, EXCEPT BLOCK 1; AND ALL AVERA MCKENNAN ADDITION, AND LOTS 1-13, 17-21, THE NORTH HALF OF 22, 45-75, 104-118, 126-133, 162-169, 184-195, 216-227-195, 217-227; AND LOTS 8-12, BLOCK 10 OF SPICER'S 2ND ADDITION ALL TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SD

A motion was made by Johnson and seconded by Ervin to approve Item 6F.

Voice vote to approve. 4 Yes: Ervin, Gaspar, Johnson, Sershen; 0 No: (None). Motion Passed. Paulson recused him/herself from the discussion and vote on this item pursuant to City Ordinance 35.028.

Petition: 9864-2019: PRELIMINARY SUBDIVISION PLAN for

Burns Addition located at the northeast corner of S.
G. Veterans Parkway and E. 41st St.

Legal Description: SW 1/4 & IVERSON ESTATES TRACT 3 IN THE
SE 1/4, IN SECTION 30, TOWNSHIP 101, RANAGE 48 W, TO THE
CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SD

A motion was made by Sershen and seconded by Ervin to approve Item 6G.

Voice vote to approve. 5 Yes: Ervin, Gaspar, Johnson, Paulson, Sershen; 0 No:
(None). Motion Passed.

Petition: AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD,
AMENDING THE 2013 SHAPE PLACES ZONING ORDINANCE OF THE
H. CITY OF SIOUX FALLS.

Legal Description:

A motion was made by Paulson and seconded by Sershen to approve with conditions
1. The buffer yard reduction in the MD-2 Form bulk regulations be changed from
5' to 10'.

Voice vote to approve with conditions. 5 Yes: Ervin, Gaspar, Johnson, Paulson,
Sershen; 0 No: (None). Motion Passed.

Petition: AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD,
AMENDING THE 2013 SHAPE PLACES ZONING ORDINANCE OF THE
I. CITY OF SIOUX FALLS.

Legal Description:

A motion was made by Johnson and seconded by Ervin to approve Item 6I.

Voice vote to approve. 5 Yes: Ervin, Gaspar, Johnson, Paulson, Sershen; 0 No:
(None). Motion Passed.

7. PUBLIC INPUT ON NON-AGENDA ITEMS

(5-MINUTE COMMENT PERIOD PER INDIVIDUAL)

There was none.

NEW BUSINESS

There was none.

ADJOURNMENT

A motion was made by Gaspar and seconded by Sershen to adjourn at 7:39 p.m.

Voice vote to adjourn. 5 Yes: Ervin, Gaspar, Johnson, Paulson, Sershen; 0 No:
(None). Motion Passed.

Denise D. Tucker, MMC, Assistant City Clerk

