

City Planning Commission

Minutes

Carnegie Town Hall, 235 West 10th Street

Wednesday, March 1, 2017 at 6:00 PM

ROLL CALL

Members Present:

Planning Commissioner Steve Gaspar

Planning Commissioner Andi Anderson

Planning Commissioner Sharon Chontos

Planning Commissioner Sean Ervin

Planning Commissioner Katherine Fiegen

Planning Commissioner Larry Luetke

Planning Commissioner John Paulson

Members Absent:

Planning Commissioner Kurt Johnson

Planning Commissioner Nick Sershen

CONSENT AGENDA

1. APPROVAL OF FEBRUARY 1 MINUTES OF REGULAR MEETING.

Approved 5-0

2. FEBRUARY PLATS

Approved 5-0

4674-2016:REZONE from the RS, Single-Family Residential -
Suburban, O, Office and C-1, Commercial - Pedestrian Oriented Districts to th
e C-
2, Commercial - Neighborhood and Streetcar District for allowed forms located
at
the northwest corner of E. 26th St. and S. Cliff Ave.

3.

Legal Description:S 1/2 Lot 23 (Ex E. 10'), Lots 24-25 (Ex E. 10') Lots 26
& 27, Lot 31 (Ex S 10') Lots 32-37, and the vacated alley lying adjacent ther
eto,
Belmont Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 6-0

6120-2016:REZONE from the C-2, Commercial-Neighborhood and Streetcar, RA-2, Apartment Residential - Moderate Density, O, Office, and AG, Agriculture Districts to the C-2, Commercial-Neighborhood and Streetcar, LW, Live/Work and RD-1, Twin Home/Duplex Residential - Suburban Districts for all allowed forms located at the southeast corner of S. Southeastern Ave., and E. 69th St .
4.

Legal Description:North 1,150' - of Government Lot 2, NW 1/4 (Ex: Lot H-1) - 18TWP-100 RNG -49 North of the 5th P.M., as shown by exhibit, City of Sioux Falls, Lincoln County, SD

Recommendation Approval

Approved 5-0

6244-2017:REZONE from the C-2, Commercial - Neighborhood and Streetcar District to the C-3, Commercial - Regional District for allowed forms located at 201 N. Kiwanis Ave.
5.

Legal Description:Lots 3, 5A and Lot 6, Block 6, Pen Mor Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 5-0

6256-2017:REZONE from the RS, Single-Family Residential - Suburban District to the RD-1, Twin Home/Duplex Residential - Suburban District for allowed forms located east of S. Sycamore Ave., north of E. Taylor St., and west of S. Capitol Ave.
6.

Legal Description:Lot 1, Block 40, Capitol Hill Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 5-0

6313-2017:REZONE from the RS, Single-Family Residential - Suburban and RD-1, Twin Home/Duplex Residential - Suburban Districts to the RD-1, Twin Home/Duplex Residential - Suburban and the RD-2, Town home Residential - Suburban Districts and allowed forms located at west of S. Six Mile Rd. and future E. 45th St.
7.

Legal Description:Tract 7, Majestic Meadows Addition, as shown by exhibit, City of Sioux Falls, Minnehaha County, SD.

Recommendation Approval

Approved 5-0

6319-2017:REZONE from the RD-1, Twin Home/Duplex Residential,
C-2, Commercial - Neighborhood and Streetcar and RS, Single-Family Residential

1

- Suburban Districts to the CN, Conservation and O, Office Districts for
allowed forms located south of W. Landscape Pl., west of S. Minnesota Ave., a
nd
north of S. Garden Ct.

8.

Legal Description:Tract A, Block 1B, Tract E, Block 2; Garden Village
Addition and Tract 4A of Fischenich Addition, as shown by exhibit, City of
Sioux Falls, Lincoln County, SD

Recommendation Approval

Approved 5-0

6320-2017:REZONE from RD-1, Twin Home/Duplex Residential -
Suburban District to the RA-2, Apartment Residential - Moderate Density for
allowed forms located east of Veterans Pkwy and west of Silverthorne Ave.

9.

Legal Description:A Portion of Tract 6, (EX: Lots H1 and H2) Copper
Creek Addition, as shown by exhibit, City of Sioux Falls, Minnehaha County, S

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Recommendation Approval

Approved 5-0

6337-2017:REZONE from the RS, Single-Family Residential -
Suburban and O, Office Districts to the S-2, Institutional Campus PUD for al

lowed

forms located south of E. 24th St., east of S. 10th Ave., and West of S. Cli
ff
Ave.

10.

Legal Description:Lots 17-22 (Ex: E10', S15', Lot 18 & Ex: e 10', Lots 19-
22) and N1/2, Lot 23 (Ex: E10') and Lots 38-44 and the vacated alley lying
adjacent thereto Belmont Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 5-0

6345-2017:REZONE from the O, Office District to the C-2,
Commercial - Neighborhood and Streetcar District located at 1740 S. St.
Michaels Cr.

11.

Legal Description: Lot 3A, Tract 1, St. Michaels Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 5-0

6350-2017:REZONE from the RS, Single-Family Residential - Suburban, CN, Conservation, and RD-1, Twin Home/Duplex Residential - Suburban Districts to the RS, Single-Family Residential - Suburban, CN, Conservation, and RD-1, Twin Home/Duplex Residential - Suburban Districts located north of W. 41st St., and west of Lancaster Dr.

12.

Legal Description: A portion of the SW1/4 of Section 28-101-50 and a portion of Lots 42-53, Block 14, Westwood Valley 2nd Addition as shown by exhibit, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 5-0

6353-2017:REZONE from the RS, Single-Family Residential - Suburban District to the RA-2, Apartment Residential - Moderate Density District for allowed forms located at 1801 S. Bahnson Ave.

13.

Legal Description: Lot 1 (EX H-1), Block 1, Sunnyhill Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 5-0

6354-2017:REZONE from RD-1, Twin Home/Duplex Residential - Suburban District to the I-1, Light Industrial District for allowed forms located at the southeast corner of E. Mulberry St. and N. Sherman Ave.

14.

Legal Description: Lots 8-17, Schillings Subdivision of Forest Hill Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 5-0

6121-2016:PRELIMINARY SUBDIVISION PLAN for Maple Rock Addition located at the southeast corner of S. Southeastern Ave. and E. 69th St.

15.

Legal Description: North 1,150' - of Government Lot 2, NW 1/4 (Ex: Lot H-1) - 18TWP-100 RNG -49 North of the 5th P.M., as shown by exhibit, City of

Sioux Falls, Lincoln County, SD

Recommendation Approval

Approved 5-0

6335-2017:PRELIMINARY SUBDIVISION PLAN for Westview Estates Addition located at the northwest corner of S. Katie Ave. and W. Laverne Wipf St.

16.

Legal Description:Tract 1 (Ex: Lot A), N1/2, NE1/4, 28-101-50, Rejoice Lutheran Church Addition, as shown by exhibit, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 5-0

CONSENT AGENDA APPROVAL

Commissioner Andi Anderson excused herself from the meeting and the votes on all items, expect for Item 3.

REGULAR AGENDA APPROVAL

Item 3 was heard at this time. See item for action taken.

Item 9 was heard at this time. See item for action taken.

Item 10 was heard at this time. See item for action taken.

6297-2017:CONDITIONAL USE for on sale alcohol within 500' of a sensitive land use located at 6807 S. Louise Ave.

17.

Legal Description:Lot 4, Block 21, Platinum Valley Addition, City of Sioux Falls, Lincoln County, SD

Recommendation Approval

Approved 6-0

NEW BUSINESS

There was none.

ADJOURNMENT

The meeting was adjourned at 7 p.m.

Denise D. Tucker, MMC

Assistant City Clerk