

City Planning Commission

Minutes

Carnegie Town Hall, 235 West 10th Street

Thursday, July 5, 2018 at 6:00 PM

ROLL CALL

Members Present:

Planning Commissioner Kurt Johnson

Planning Commissioner Sharon Chontos

Planning Commissioner Katherine Fiegen

Planning Commissioner Larry Luetke

Planning Commissioner John Paulson

Planning Commissioner Nick Sershen

Members Absent:

Planning Commissioner Steve Gaspar

Planning Commissioner Andi Anderson

Planning Commissioner Sean Ervin

CONSENT AGENDA

1. APPROVAL OF JUNE 6th MINUTES OF REGULAR MEETING.

Approved 5-0

2. JUNE PLATS

Approved 5-0

8684-2018:REZONE from the C-2, Commercial-Neighborhood and Streetcar District to the S-1, General Institutional District for allowed forms at 401 S. Joliet Ave.

3.

Legal Description:S1/2 of vacated Garfield Avenue and Tract 1, Block 62A, Capitol Hill Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 5-0

8685-2018: REZONE from the RA-2, Apartment Residential- Moderate Density District to the CN, Conservation District for allowed forms located at the southeast corner of E. 6th St. and N. Cleveland Ave.

4.

Legal Description: Portion of N1/2 SW1/4 14-T101-R49w and NW1/2 of vacated North Chapel Hill Road (EX 5278.71') as shown by exhibit, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 5-0

8686-2018: REZONE from the RS, Single-Family Residential-Suburban District to the CN, Conservation District for allowed forms located west of S. Southeastern Ave. and E. 41st St.

5.

Legal Description: Tract 1, Tuthill Highlands Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 5-0

8689-2018: REZONE from the RS, Single-Family Residential-Suburban District to the CN, Conservation District for allowed forms located at the southeast corner of N. Bahnson Ave. and E. Broken Arrow St.

6.

Legal Description: Tract 2 Richmond Estates 2nd Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 5-0

8690-2018: REZONE from the MH, Manufactured Residential Housing and C-2, Commercial- Neighborhood and Streetcar Districts to the CN, Conservation District for allowed forms located at the northwest corner of S. Highline Ave. and E. Arrowhead Pkwy.

7.

Legal Description: Tract 1 Cliff Foss 5th Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 5-0

8691-2018: REZONE from the CN, Conservation District to the REC, Recreation District for allowed forms located north of E. 69th St. and west of S. Graystone Ave.

8.

Legal Description: Lot 3 of Block 23, Whispering Woods Addition, City of Sioux Falls, Lincoln County, SD

Recommendation Approval

Approved 5-0

8720-2018:REZONE from the RA-2, Apartment Residential- Moderate Density District to the RS, Single Family Residential- Suburban and RD-1, Twin Home/ Duplex Residential- Suburban Districts for allowed forms located at North Knob Hill Court

9.

Legal Description: Lots 1-13, Block 9 & Lots 1-5, Block 10, Hazeltine Addition as shown by exhibit, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 5-0

8743-2018: REZONE from the RS, Single-Family Residential- Suburban District to the RT 1, Single-Family Residential- Traditional District for allowed forms located at 1246 E. 21st St.

10.

Legal Description: Lot 12 of Block 9, Spicer 2nd Addition and Lot 11 of Block 9, Spicer 2nd Addition to the City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 5-0

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

8687-2018:REZONE from the C-3, Commercial- Community District to CN, Conservation District for allowed forms located at the northwest corner of S. Westport Ave. and W. 10th St.,

11.

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

Recommendation Approval

Approved 5-0

8731-2018:REZONE from the C-2, Commercial-Neighborhood Streetcar District to the C-3, Commercial-Community District for allowed forms located at 7201 S Cliff Ave.

12.

Legal Description: Tract A of South Cliff Grassland Addition, City of Sioux Falls, Lincoln County, SD

Recommendation Approval with Condition

Approved 5-0, with the following condition:

1. Maximum building size in the RE4 Form be limited to 35,000 sq ft.

8749-2018:REZONE from the AG, Agricultural District to the RS, Single-Family Residential-Suburban District allowed forms located at the southeast corner of W. 95th St. and S. Louise Ave.

13.

Legal Description:Tronson Tract 2, City of Sioux Falls, Lincoln County, SD

Recommendation Approval

Approved 5-0

8561-2018:CONDITIONAL USE PERMIT for an on-sale alcoholic beverage establishment located within 500' of a sensitive land use located at 1821 W. 12th St. Suite D.

14.

Legal Description:Lots 4, 5, 6 & 7A of Block 2, Jacobson Park Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 5-0

8555-2018:ALTERNATIVE SITE PLAN for an alternative buffer yard plan located at the northwest corner of W. 41st. and S. Sertoma Ave.

15.

Legal Description:Tract 2 (Except Westerly 33' of St. ROW & Ex Part Theodore Ave & Ex Lots 1A, 2 & 4) Roosevelt South Addition, City of Sioux Falls, Minnehaha County, SD

Recommendation Approval

Approved 5-0

PUBLIC INPUT ON NON-AGENDA ITEMS

16.

(5-MINUTE COMMENT PERIOD PER INDIVIDUAL)

There was none.

NEW BUSINESS

There was none.

ADJOURNMENT

The meeting adjourned at 6:26 p.m.

Denise D. Tucker, MMC

Assistant

City Clerk