

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, September 7, 2011
7:00 PM

Chair: JESSIE SCHMIDT
Vice Chair: KEN DUNLAP
Subject: The City Planning Commission will meet at 7:00 PM on
Wednesday, September 7, 2011 at Carnegie Town Hall, 235 West 10th Street.

MEETING ASSISTANCE: UPON REQUEST, ACCOMODATIONS FOR MEETINGS WILL BE PROVIDED FOR PERSONS WITH DISABILITIES. PLEASE CONTACT THE HUMAN RELATIONS OFFICE, SECOND FLOOR, CITY HALL, 224 WEST 9TH STREET, SIOUX FALLS, SD AT 367-8888 (VOICE) OR 367-7039 (TDD) 48 HOURS IN ADVANCE OF THE MEETING.
ADDRESSING THE CITY PLANNING COMMISSION: PERSONS ADDRESSING THE SIOUX FALLS CITY PLANNING COMMISSION SHALL USE THE MICROPHONE AT THE FRONT PODIUM. PLEASE STATE YOUR NAME AND ADDRESS. PRESENTATIONS ARE LIMITED TO FIVE MINUTES.
CITY PLANNING COMMISSION MEETINGS: SIOUX FALLS CITY PLANNING COMMISSION MEETINGS AIR LIVE ON CHANNEL 16 THE FIRST WEDNESDAY OF EACH MONTH AT 7:00 P.M.
Channel 16 REBROADCAST: Saturday 10:30 A.M. REBROADCAST OF MOST RECENT CITY PLANNING COMMISSION MEETING (first Saturday after live meeting), TUESDAY 7:00 P.M. REBROADCAST OF MOST RECENT CITY PLANNING COMMISSION MEETING (first Tuesday after live meeting).

CONSENT AGENDA

1. APPROVAL OF AUGUST 3, 2011 MINUTES OF REGULAR MEETING.
2. PLATS

CONSENT AGENDA APPROVAL

3. 2011-08-06: REZONE from the I-1, Light Industrial District to the O, Office District for allowed uses at 1208 W. Elkhorn St. Pages 1 - 8
Legal Description: SE 1/2 of Lots 9 & 10 in Block 23, Airport Addition, Minnehaha County
Staff David Loveland
Petitioner Reyna Cortez, Ministerio Internacional, Inc.
Recommendation Approval
4. 2011-07-04: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to construct a telecommunications tower and facility at 2910/2912 E. 26th St. Pages 9 - 20
Legal Description: Lot B1 and Lot E, Tract 2, Cherry Creek Addition, Minnehaha County
Staff Steve Randall
Petitioner Curt Walter, Verizon Wireless
Recommendation Approval

5. 2011-07-05: CONDITIONAL USE PERMIT in the C-2, General Commercial District to construct a telecommunications tower and facility at 1300 E. 10th St. Pages 21 - 32
Legal Description: Sherman Avenue lying between Lots 1 to 3 & E 88' of Lots 7 to 9 & all of Lots 10 to 12, Block 1 & (Ex H Lots), lots 1 to 12, Block 2, Phillips Addition, Minnehaha County
Staff Steve Randall
Petitioner Curt Walter, Verizon Wireless
Recommendation Approval

6. 2011-08-03: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow an automobile storage yard, vehicle sales, and truck repair at 1812 N. K Ave. Pages 33 - 40
Legal Description: Lots 3, 4, 13, & 14, Block 8, Airport Addition, Minnehaha County
Staff David Loveland
Petitioner Scott Aubuchon, All American Towing, LLC
Recommendation Approval

7. 2011-08-04: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow motor vehicle display and sales at 315 E. Maple St. Pages 41 - 48
Legal Description: Vacated streets lying adjacent and Block 2 & 3; Lots 1 to 5, Block 4; lots 1 to 6 and 10 to 12, Block 14; and all of Block 15; Berwick Addition, Minnehaha County
Staff David Loveland
Petitioner Henry Carlson III, Henry Carlson Company
Recommendation Approval

8. 2011-08-05: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow auto repair, sales & display at 423 S. Minnesota Ave. Pages 49 - 60
Legal Description: E 60' Lots 5 & 6, Block 1, Grigsby Addition, Minnehaha County
Staff Steve Randall
Petitioner Matthew Poss, Affordable Repair & Sales
Recommendation Approval

REGULAR AGENDA APPROVAL

9. 2011-07-12: REZONE from the RS-2, Residential District and the Diamond Valley Planned Development District to the RD, Residential District for allowed uses at E. 73rd Street and S. Eldorado Avenue. Pages 61 - 72
Legal Description: A Portion of the SE1/4 NE1/4 Section 14-100-50 as shown by Exhibit, Lincoln County
Staff Steve Randall
Petitioner Donald A. Dunham Jr., Diamond Valley, LLP
Recommendation Approval

10. 2011-08-10: REZONE from the RD, Residential District to the Pages 73 - 86

Elmwood Planned Development District for allowed uses at 124 S. Elmwood Ave.

Legal Description: Lot 14, Block 4, Braley's 1st Addition, Minnehaha County
Staff Steve Randall
Petitioner Ron Weber, Elwood Storage, LLC
Recommendation Approval

11. 2011-05-06: REVISED PRELIMINARY SUBDIVISION PLAN for the Timber Oak Estates Addition to allow for the creation of a cul-de-sac on Quiet Oak Trail at 1/4 Mile South of 85th Street, westside of Western Avenue. Pages 87 - 96

Legal Description: A portion of the W 1/2 of the NE 1/4 of Section 21-100-50, Tract 1 of Crandall's Addition in the SE 1/4 of the NE 1/4 of Section 21-100-50; all in Lincoln County
Staff Steve Randall
Petitioner Preseton Mettler, First Choice Development
Recommendation Denial

12. 2011-08-01: CONDITIONAL USE PERMIT in the RD, Residential District to allow construction of 4-unit residential buildings at El Dorado and E. 73rd St. Pages 97 - 110

Legal Description: A portion of the SE 1/4 of the NE 1/4, Section 14-100-30, Lincoln County
Staff Steve Randall
Petitioner Donald A Dunham, Jr., Diamond Valley, LLP
Recommendation Approval

13. 2011-08-09: CONDITIONAL USE PERMIT in the RD District to allow a congregate care facility for up to seven (7) residents at 1404 E. 5th St. Pages 111 - 124

Legal Description: Lots 25 to 27; Block 6, Highland Addition, Minnehaha County
Staff David Loveland
Petitioner Chris Thorkelson, Lloyd Companies
Recommendation Approval

ADJOURNMENT