

CITY PLANNING COMMISSION  
Advisory Committee to City Council on Land Use and Zoning  
Meeting Agenda  
Wednesday, October 5, 2011  
7:00 PM

Chair: JESSIE SCHMIDT  
Vice Chair: KEN DUNLAP  
Subject: The City Planning Commission will meet at 7:00 PM on  
Wednesday, October 5, 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 SEPT 7, 2011 MINUTES OF REGULAR MEETING.  
Staff <Staff>  
Petitioner <Petitioner>
2. PLATS  
Staff <Staff>  
Petitioner <Petitioner>

CONSENT AGENDA APPROVAL

3. 2011-08-15: REZONE RS-2, Residential to I-1, Light Industrial Pages 1 - 8  
for permitted uses at 216 N. Marion Road.  
Legal Description: Tract 8, W1/2 SW1/4 Section 13-101-50,  
Minnehaha County  
Staff Steve Randall  
Petitioner Gary Murfield, Murfield Family Irrevocable Trust  
Recommendation Approval
4. 2011-09-07: MAJOR AMENDMENT to Subarea B, Interstate Crossings Pages 9 - 22  
Business Park Planned Development District to allow additional  
permitted uses at 5124 S. Solberg Avenue.  
Legal Description: Tract 1 & E1/2 Vacated Marion Road,  
and E1/2 S. Broadband Lane (EX Interstate Crossing Business

Park Addition and EX H1, H2, H3, H4 & H5) SW1/4 & Govt. Lots 3  
& 4, Pana Tracts, Lincoln County  
Staff Dave Loveland  
Petitioner David Shelton, Merkle Land Company  
Recommendation Approval

5. 2011-09-05: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow on-sale alcohol and conference center on a site greater than an acre in size at 4200 W. Empire Place. Pages 23 - 32  
Legal Description: Lots 2 & 3, BenHur Tract B, Sioux Empire Addition, Minnehaha County  
Staff Dave Loveland  
Petitioner Paul O. Hegg, Hegg Companies, Inc.  
Recommendation Approval
6. 2011-08-11: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow a recycling processing facility at 6700 E. Rice Street. Pages 33 - 42  
Legal Description: Portion of SE1/4 Section 36-102-49 Lying Southeasterly of E. Rice Street, Minnehaha County, as shown by Exhibit  
Staff Dave Loveland  
Petitioner David Bernstein, TJN Enterprises  
Recommendation Approval
7. 2011-08-13: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicle display and sales at 217 N. Minnesota Avenue. Pages 43 - 54  
Legal Description: Lots 5 & 6, Block 2, Bennett's 1st Addition, Minnehaha County  
Staff Steve Randall  
Petitioner Jay Davis/ Rick Langenfeld, 1st Choice Automotive  
Recommendation Approval
8. 2011-09-03: MINOR AMENDMENT to Subareas A, B and C, Avera McKennan Planned Development District for a revised Master Sign Plan at 1325 S. Cliff Avenue. Pages 55 - 62  
Legal Description: Vac. Streets and Alleys lying within Lots 1-5, 6A, 55A and 56-60 and 67A, Belmont Addition, Minnehaha County  
Staff Dave Loveland  
Petitioner Tim Axtman, Ace Neon Signs  
Recommendation Approval
9. 2011-09-08: FINAL DEVELOPMENT PLAN in Subarea E, Dawley Farm Village Planned Development District to construct a motor vehicle service and retail store at E. 18th Street and SD Hwy 100. Pages 63 - 78  
Legal Description: To be platted as Lot 1, Block 19, Dawley Farm Village Addition, Minnehaha County  
Staff Dave Loveland  
Petitioner Diane De Koeyer, Architecture Incorporated  
Recommendation Approval

10. 2011-09-09: FINAL DEVELOPMENT PLAN in Subarea C, Rolling Heights Planned Development District to construct two office buildings at S. Prairie Drive and S. Remington Place. Pages 79 - 90  
Legal Description: To be platted as Lots 1&2, Block 1, Remington Point Addition, Minnehaha County  
Staff Steve Randall  
Petitioner Chad Van Buskirk, Van Buskirk Construction  
Recommendation Approval

REGULAR AGENDA APPROVAL

11. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, DESIGNATING BOUNDARIES FOR TAX INCREMENT FINANCE DISTRICT NO. 12 Pages 91 - 95  
Staff Erica Beck  
Petitioner Sioux Falls Community Development  
Recommendation Approval
12. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE PROJECT PLAN FOR TAX INCREMENT FINANCE DISTRICT NO. 12 Pages 96 - 100  
Staff Erica Beck  
Petitioner Sioux Falls Community Development  
Recommendation Approval
13. 2011-08-08: CONDITIONAL USE PERMIT in the I-1 Light Industrial District to allow retail trade and service (indoor recreation facility for athletic training) as a land-use at W. 41st St. & S. Grange Ave. Pages 101 - 114  
Legal Description: To be platted as Lot 2, Block 2, Williams Addition, Minnehaha County  
Staff Steve Randall  
Petitioner Don Dunham, Dunham Companies  
Recommendation Approval
14. 2011-09-10: CONDITIONAL USE PERMIT in C-4, Planned Commercial District for office, retail, and storage rental on a site greater than an acre in size at S. Minnesota Ave. and E. 85th Street. Pages 115 - 134  
Legal Description: Lot 2 and E25' Lot 3, Blk. 2, Minnesota Crossing Addition, Lincoln County  
Staff Steve Randall  
Petitioner Chad Van Buskirk, Van Buskirk Construction  
Recommendation Denial

ADJOURNMENT