

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, November 7, 2012
6:00 PM

Chair: KEN DUNLAP
Vice Chair: MEREDITH LARSON
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, November 7, 2012 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 CityLink THE FIRST WEDNESDAY OF EACH MONTH AT 7:00 P.M.
CityLink REBROADCAST: Saturday 10:00 A.M. REBROADCAST OF MOST RECENT CITY PLANNING COMMISSION MEETING (first Saturday after live meeting), FRIDAY 7:00 P.M. REBROADCAST OF MOST RECENT CITY PLANNING COMMISSION MEETING (first Friday after live meeting).

CONSENT AGENDA

1. APPROVAL OF OCTOBER 3, 2012 MINUTES OF REGULAR MEETING.

2. PLATS

3. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE Pages 1 - 2
REVISED ORDINANCES OF THE CITY BY PERMITTING CLUBHOUSES
Staff Jeff Schmitt
Petitioner City of Sioux Falls
Recommendation Approval

4. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, Amending THE 2008 Pages 3 - 4
REVISED SUBDIVISION REGULATIONS OF THE CITY OF SIOUX FALLS
Staff Jeff Schmitt
Petitioner City of Sioux Falls
Recommendation Approval

5. 2012-10-06: REZONE RC, Recreation Conservation District to the Pages 5 - 12
S, Institutional District for allowed uses at 2201 W. 95th St.
Legal Description: Tract 1, Harrisburg Schools 2nd
Addition, Lincoln County (as shown by exhibit)
Staff Steve Randall
Petitioner Jim Holbeck, Harrisburg School District
Recommendation Approval

6. 2012-10-10: MAJOR AMENDMENT in the Sanford Sports Complex Planned Development District to adjust subarea boundaries located at the northeast corner of N. Westport Ave. and W. Benson Rd. Pages 13 - 28
Legal Description: SE ... (Ex Tract 2 Halls Addition & Ex H-1 & Ex N. 925 of the W. 942 Lying E. of Lot H1 & EX N. 450 E. 482 W. 1424 Lying E. of Lot H1 & Sanford Sports Complex Addition & EX H1 SE1/4 SE1/4) 31-102-49 & Lots 4, 6, and 10, Block 1 & Lot 1, Block 2, Sanford Sports Complex Addition, Minnehaha County
Staff Jason Bieber
Petitioner Kurt Brost, Sanford Health
Recommendation Approval
7. 2012-10-01: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow motor vehicle sales at 1213 E. Rice St. Pages 29 - 38
Legal Description: Lots 13-15, Block 1, Mostrom s 1st Addition, Minnehaha County
Staff Steve Randall
Petitioner Bruce A. Nerison, Daylight Investment, LLC.
Recommendation Approval
8. 2012-10-04: CONDITIONAL USE PERMIT in the C-2, General Commercial District to construct a gas station and convenience store on a site greater than one acre at 1400 N. Minnesota Ave. Pages 39 - 50
Legal Description: To be platted as a portion of Lots 1 & 2 (EX H-1), Arnold's 1st Addition and Lots 8-13, Block 18, Summit Addition, Minnehaha County
Staff Jason Bieber
Petitioner Nick Halfhill, Kum & Go, Inc.
Recommendation Approval
9. 2012-10-05: CONDITIONAL USE PERMIT in the C-2, General Commercial District to construct a gas station and convenience store on a site greater than one acre at 3001 N. Louise Ave. Pages 51 - 62
Legal Description: Tract 2, Except Lot A and Lot H1 of Tract 2, Missouri Basin Municipal Power Agency Addition, Minnehaha County
Staff Jason Bieber
Petitioner Nick Halfhill, Kum & Go, Inc.
Recommendation Approval
10. 2012-10-07: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicles sales in a commercial parking lot at 1901 S. Minnesota Ave. Pages 63 - 72
Legal Description: E. 88 of Lots 1-3 & All of Lots 4 & 5, Block 16, University Addition, Minnehaha County
Staff Steve Randall
Petitioner Byron Whaler, AutoCare Pro Service change to SJ, Inc
Recommendation Approval
11. 2012-10-09: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicle sales at 1213 E. Rice St. Pages 73 - 84

Commercial District to construct a retail store on a site greater than one acre at 2214 W. 41st St.
Legal Description: Units A-D, Block 1, Hillstrom Addition, Minnehaha County
Staff Jason Bieber
Petitioner Mathew L. Murphy, Treanor Architects, P.A., AutoZone, Inc.
Recommendation Approval

12. 2012-10-11: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to construct an indoor recreation facility at 209 W. Anchor Lane. Pages 85 - 96
Legal Description: Lot 2, Block 2, Minnesota Crossing Addition, Lincoln County
Staff Jason Bieber
Petitioner David A. Van Nieuwenhuyzen, Fiegen Construction Co.
Recommendation Approval

13. 2012-10-12: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to construct a bar, restaurant and banquet facility; with on-sale alcohol, parcel greater than one acre and a building containing more than 15,000 square feet of area. Pages 97 - 110
Legal Description: Tract 7, (Ex Part Daytons & Part Sears Parcels & Lots 1-3 & S. 50 of right-of-way & Ex Lot 4 in Tract 7 & Ex Sioux Empire 2nd Addition), Minnehaha County
Staff Jason Bieber
Petitioner Wade Behm, Lloyd Companies
Recommendation Approval

14. 2012-10-13: CONDITIONAL USE PERMIT in the RS-2, Residential District to change the use of an existing building to a duplex at 826 W. 2nd St. Pages 111 - 122
Legal Description: E. 8 of the W. 50 of Lot 7 and the E. 8 of the W. 50 of the N. 20 of Lot 8, Block 25, McClellan s Second Addition & E. 50 of the W. 100 of Lot 7 and the E. 50 of the W. 100 of the N. 20 of Lot 8 and E. 48 of the W. 100 of the S. 24 of Lot 8 and the E. 48 of the W. 100 of Lot 9, Block 25, McClellan s Second Addition, Minnehaha County
Staff Steve Randall
Petitioner John C. Hart, Volunteers of America, Dakotas
Recommendation Approval

15. 2012-10-14: MINOR AMENDMENT to Subarea A, Orchard Heights Planned Development District to reduce required front yard setback from 30' to 28.5' for replat at 2805 S. Old Orchard Circle. Pages 123 - 132
Legal: To be platted as Lot 4A, Billars Addition, Minnehaha County
Staff Steve Randall
Petitioner Jason D. Forbes
Recommendation Approval

REGULAR AGENDA APPROVAL

16. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD APPROVING THE PROJECT PLAN FOR TAX INCREMENT FINANCE DISTRICT #18
Staff Dave Loveland
Petitioner Community Development
Recommendation Approval
17. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE PROJECT BOUNDARY FOR TAX INCREMENT FINANCE DISTRICT #18
Staff Dave Loveland
Petitioner Community Development
Recommendation Approval
18. 2012-09-08: CONDITIONAL USE PERMIT to allow an off-premises Pages 133 - 142 sign within 600 feet of a school at 2400 W. Madison Street.
Legal Description: Lots 4, 5 & 6, Block 80, Merediths Addition, Minnehaha County
Staff Steve Randall
Petitioner Kirby Proehl, Harr & Lemme Real Estate
Recommendation Approval
19. 2012-10-02: CONDITONAL USE PERMIT in the C-2, General Pages 143 - 156 Commercial District to allow a kennel at 4060 S. Grange Drive.

Legal Description: Tract 5, Lot D, Park South Addition, Minnehaha County
Staff Steve Randall
Petitioner Victoria Schroeder
Recommendation Deferal
20. 2012-10-08: CONDITIONAL USE PERMIT in the C-4, Planned Pages 157 - 170 Commercial District to allow storage buildings at 3006 E. 26th St.
Legal Description: Tract B, Cherry Creek Addition, Minnehaha County
Staff Steve Randall
Petitioner Charles M. Kneip, Pienk Properties LLC
Recommendation Deferal

ADJOURNMENT