

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, July 3, 2013
6:00 PM

Chair: KEN DUNLAP
Vice Chair: JESSIE SCHMIDT
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, July 3, 2013 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 6:00 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 JUNE 5, 2013 MINUTES OF REGULAR MEETING.

2. PLATS

3. 2013-05-10: REZONE RS-2, Residential District to the Wings Planned Development District to allow an indoor gymnastics facility, located at the northwest corner of E. 69th Street and S. Bahnson Avenue
Legal Description: Portion of Tract 3, Hayes Addition in S1/
2 Government Lot 7, Section 7-100-49, Lincoln County as shown by exhibit
Staff Steve Randall
Petitioner Scott Gilbert, Whispering Wood South LLC
Recommendation Approval

4. 2013-05-25: REZONE C-2, General Commercial to C-3, Central Business District for allowed uses located at the northeast corner of W. 11th Street and S. Minnesota Avenue
Legal Description: Lot 5A & 6A, Block 5, J.L. Phillips Addition, Minnehaha County
Staff Steve Randall
Petitioner Chris Thorkelson, Lloyd Companies
Recommendation Approval

5. 2013-06-07: REZONE S, Institutional District to Lundstrom's Planned Development District for allowed uses, located at 3408 W. Ralph Rogers Road

Legal Description: Tract 1B of Central Baptist Church Addition in Gov't Lot 4 & N1/2 of the SW1/4 of Section 9, T100N, R50W, And Part of Tract 3 Lundstrom's Second Subdivision, Lincoln County
Staff Steve Randall
Petitioner Al Svennes, ABHM
Recommendation Approval

6. 2013-06-01: CONDITIONAL USE PERMIT to expand a non-conforming residential use in a C-2 district of 224 S. Walts Avenue
Legal Description: Lot 12, Block 29, Pettigrew's Addition, Minnehaha County
Staff Jason Bieber
Petitioner Jerry Cochrun
Recommendation Approval
7. 2013-06-02: CONDITIONAL USE PERMIT in C-2 District to construct a commercial retail building on a lot greater than one acre in size at 401 S. Foss Avenue
Legal Description: Block 64 Capitol Hill Addition & abandoned ICR railroad right-of-way adjacent to the south there to SW 1/4 Sec 13-101-49, Minnehaha County
Staff Jason Bieber
Petitioner Eric Willadsen, Willadsen Lund Engineering
Recommendation Approval
8. 2013-06-03: CONDITIONAL USE PERMIT in C-2 District to allow on-sale alcohol, located at southeast corner of Bahnsen Avenue and E 10th Street
Legal Description: Tract 49 (Ex S 107.5'), N 150' Tract 50, and N 54.75' S107.5' Tracts 49 & 50 (Ex W150' & S 52.75') all in County Auditors Subdivision SW 1/4 Sec 14-101-49, Minnehaha County
Staff Jason Bieber
Petitioner Willadsen Lund Engineering
Recommendation Approval
9. 2013-06-04: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow an adult day care at 1103 S. West Avenue
Legal Description: N44' S88' N115.5' NE1/4 Block 8, Rowland's 2nd Addition, Minnehaha County
Staff Steve Randall
Petitioner Gerald Beninga, Pres., C.E.O., Active Generations
Recommendation Approval
10. 2013-06-05: SPECIAL USE PERMIT in Subarea A of the Railroad Center Planned Development District to allow on/off sale alcohol on site at 401 E. 8th Street
Legal Description: Unplatted Lands 16-101-49 E1/2 Vac Reid St. Lying Adjacent & Lots A & B Railroad Center Addition & Lot 1 CO Aud Sub Tracts 7, 10 & 11 SW1/4, Minnehaha County
Staff Jason Bieber
Petitioner Caroline J. Peterson, Plum's Cooking Company
Recommendation Approval
11. 2013-06-10: DESIGN REVIEW in the 49th Street Corridor Design Review District to repair and existing building, located at 3400 W. 49th Street

Legal Description: S 317' (Ex W110') Block 6, New Town West
Addition, Minnehaha County
Staff Jason Bieber
Petitioner Gerold A. Johnson, G. A. Johnson Construction
Recommendation Approval

12. 2013-05-40: MINOR AMENDMENT to a Final Development Plan in Subarea B, Myrl & Roy's Addition Planned Development District for an office addition to an existing building
Legal Description: Lot 4, Block 3, Myrl and Roy's Development Park Addition, Minnehaha County
Staff Kevin Hoekman
Petitioner David A. Van Nieuwenhuyzen, Fiegen Construction Co.
Recommendation Approval

13. 2013-06-11: FINAL DEVELOPMENT PLAN in Subarea A of Valley Oaks Planned Development District located at 5301 E. Clubview Drive.
Legal Description: Lot 1 in Tract 2, Valley Oaks Addition, Minnehaha County
Staff Steve Randall
Petitioner Scott Van Ginkel, Vantis Commercial
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

14. 2013-06-12: CONDITIONAL USE PERMIT in C-2 District to allow motor vehicle display and sales, located at the southeast corner of W. 18th Street and S. Spring Avenue.
Legal Description: NW1/4 of Block 1, & W 44' of NE1/4 Block 1 of Park Addition, Minnehaha County
Staff Steve Randall
Petitioner Mike Schulte and Terry Schulte, Subaru of Sioux Falls
Recommendation Deferral

15. 2013-06-06: FINAL DEVELOPMENT PLAN in Subarea A of the Platinum Valley Planned Development District to construct a full-service restaurant at 6401 S. Louise Avenue.
Legal Description: Lot 3, Block 4, Platinum Valley Addition, Lincoln County
Staff Kevin Hoekman
Petitioner Brad Stevens, QSL - Sioux Falls, LLC
Recommendation Approval

ADJOURNMENT