

TO: City Planning Commission  
FROM: Mike Cooper, Director of Planning and Building Services  
SUBJECT: The City Planning Commission will meet at 1:30 p.m. on Wednesday,  
September 1, 2010 at Carnegie Town Hall, 235 West 10th Street. .

Members Present: Members Absent:  
Jessie Schmidt Darla Erb  
Kent Metzger Lynnette Olson  
Meredith Larson Mike Roth  
Steve Gaspar Pam Breidenbach  
Ken Dunlap

ITEMS RECEIVED AND FILED

1. APPROVAL OF AUGUST 4, 2010 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2010-07-11: PRELIMINARY SUBDIVISION PLAN in the RS-2, Residential District to develop 54 single-family residential lots at the southeast corner of S. Linedrive Ave. and E. 49th St.
4. 2010-07-12: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicle display and sales at 1400 N. Minnesota Avenue.
5. 2010-07-13: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow replacement of an off-premise sign at 701 E. 41st Street.
7. 2010-08-04: CONDITIONAL USE PERMIT in the C-3, Central Business District to allow a full-service restaurant within 100 feet of a residential use at 334 S. Phillips Avenue with the following conditions:
  1. A security management plan shall be approved by the Sioux Falls Police Department.
  2. Approval for this applicant only.
8. 2010-08-05: CONDITIONAL USE PERMIT in the C-2, General Commercial District to develop a site greater than an acre for a fast-food restaurant at 3601 S. Minnesota Ave. with the following conditions:
  1. Ash or other ash varieties shall not be used to meet minimum landscaping requirements.
  2. Trash enclosure shall be constructed of similar building materials to that of the main building.
9. 2010-08-06: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow a full-service restaurant within 100 feet of a residential use at 1231 E. 57th Street with the following conditions:
  1. Approval for this applicant only.
  2. Approval for wine-tasting/sampling only. Consumption of full servings of

alcoholic beverages is not allowed by this permit.

10. 2010-08-10: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow an auto service and repair shop at Southeast corner of W. 12th Street and S. Marion Road.
11. 2010-07-06: FINAL DEVELOPMENT PLAN in Subarea A of the Platinum Valley Planned Development District to construct a convenience store with gas pumps, bank, restaurant at NW Corner of W. 74th St. and S. Louise Ave.
12. 2010-08-02: FINAL DEVELOPMENT PLAN in Subarea A, Rolling Heights Planned Development District to construct a dental clinic at W. 69th Street and S. Western Avenue with the following conditions:
  1. Materials for the trash enclosures shall be of a similar material and color scheme as to that of the main building.
  2. A landscape schedule shall be submitted with the building plans showing no ash trees used to meet the minimum landscaping requirements.

CONSENT AGENDA with Item 6 moved to REGULAR AGENDA

A motion was made by Steve Gaspar and seconded by Kent Metzger to approve CONSENT AGENDA with Item 6 moved to REGULAR AGENDA

Motion Passed 4 - 0

REGULAR AGENDA with Item 6 moved from CONSENT AGENDA

A motion was made by Kent Metzger and seconded by Jessie Schmidt to approve REGULAR AGENDA with Item 6 moved from CONSENT AGENDA

Motion Passed 4 - 0

6. 2010-08-03: CONDITIONAL USE PERMIT in the C-3, Central Business District to allow an on-sale alcohol establishment at 214 S. Phillips Avenue. (MOVED FROM CONSENT TO REGULAR AGENDA) with the following conditions:
  1. A security management plan shall be approved by the Sioux Falls Police Department.
  2. Approval for this applicant only.

A motion was made by Ken Dunlap and seconded by Kent Metzger to approve 6. 2010-08-03: CONDITIONAL USE PERMIT in the C-3, Central Business District to allow an on-sale alcohol establishment at 214 S. Phillips Avenue with the following conditions: 1. A security management plan shall be approved by the Sioux Falls Police Department. 2. Approval for this applicant only

Motion Passed 4 - 0

13. 2010-07-18: REZONE from the RD, Residential District to the C-2, General Commercial District for allowed uses at 704 S. Cleveland Avenue.

A motion was made by Kent Metzger and seconded by Jessie Schmidt to approve 13. 2010-07-18: REZONE from the RD, Residential District to the C-2, General Commercial District for allowed uses at 704 S. Cleveland Avenue.

Motion Failed 0 - 4

14. 2010-08-01: MAJOR AMENDMENT to Subareas C & D, West 57th Street #2 Planned Development District to add allowed uses at S. Solberg Avenue, south of W. 57th Street and west of S. Louise Avenue.

A motion was made by Jessie Schmidt and seconded by Steve Gaspar to approve 14. 2010-08-01: MAJOR AMENDMENT to Subareas C & D, West 57th Street #2 Planned Development District to add allowed uses at S. Solberg Avenue, south of W. 57th Street and west of S. Louise Avenue.

Motion Passed 4 - 0

15. 2010-08-07: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a Hotel/Motel and off-site parking at 209 S. Spring Avenue with the following conditions:
1. No more than 8 overnight guests allowed at a time.
  2. Install motion detector flood light in rear of property for security.
  3. Any expansion/alteration of the use will require a revised Conditional Use Permit.
  4. Approval for this applicant and per applicant's written description only.

A motion was made by Kent Metzger and seconded by Jessie Schmidt to approve 15. 2010-08-07: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a Hotel/Motel and off-site parking at 209 S. Spring Avenue with the following conditions: 1. No more than 8 overnight guests allowed at a time. 2. Install motion detector flood light in rear of property for security. 3. Any expansion/alteration of the use will require a revised Conditional Use Permit. 4. Approval for this applicant and per applicant s written description only.

Motion Passed 4 - 0

16. 2010-08-08: CONDITIONAL USE PERMIT- in the RA-2, Residential District to allow a family day care at 701 S. Prairie Avenue with the following condition:
1. Provide a single outdoor play area, fenced for safety and for containing all outdoor play equipment.

A motion was made by Jessie Schmidt and seconded by Steve Gaspar to approve 16. 2010-08-08: CONDITIONAL USE PERMIT- in the RA-2, Residential District to allow a family day care at 701 S. Prairie Avenue with the following REVISED condition: 1. Provide a single outdoor play area, fenced with something solid

other than chain link fencing for safety and for containing all outdoor play equipment

Motion Passed 4 - 0

17. 2010-08-09: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow a campground at 2111 N. Louise Circle.

A motion was made by Jessie Schmidt and seconded by Kent Metzger to approve  
17. 2010-08-09: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow a campground at 2111 N. Louise Circle.

Motion Passed 4 - 0

18. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, DESIGNATING BOUNDARIES FOR TAX INCREMENT FINANCE DISTRICT #10 (Items 18 & 19 were heard concurrently)

A motion was made by Steve Gaspar and seconded by Kent Metzger to approve 18.  
A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, DESIGNATING BOUNDARIES FOR TAX INCREMENT FINANCE DISTRICT #10 (Items 18 & 19 were heard concurrently)

Motion Passed 4 - 0

19. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE PROJECT PLAN FOR TAX INCREMENT FINANCING DISTRICT #10

A motion was made by Kent Metzger and seconded by Steve Gaspar to approve 19.  
A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE PROJECT PLAN FOR TAX INCREMENT FINANCING DISTRICT #10

Motion Passed 4 - 0

20. 2009 CONDITIONAL USE PERMIT MONITORING REPORT

A motion was made by Jessie Schmidt and seconded by Kent Metzger to approve  
20. 2009 CONDITIONAL USE PERMIT MONITORING REPORT

Motion Passed 4 - 0

21. REPORT OF THE LANDSCAPE ORDINANCE STUDY GROUP

A motion was made by Steve Gaspar and seconded by Jessie Schmidt to approve  
21. REPORT OF THE LANDSCAPE ORDINANCE STUDY GROUP

Motion Passed 4 - 0

22. INFORMATIONAL: LONG RANGE TRANSPORTATION PLAN

ADJOURN

Meeting was adjourned at 9:35 PM

A motion was made by Jessie Schmidt and seconded by Kent Metzger to approve  
23. ADJOURN

Motion Passed 4 - 0