

TO: City Planning Commission
FROM: Mike Cooper, Director of Planning and Building Services
SUBJECT: The City Planning Commission will meet at 7:00 p.m. on Wednesday,
February 3, 2010 at Carnegie Town Hall, 235 West 10th Street.

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

ITEMS RECEIVED AND FILED

1. APPROVAL OF JANUARY 20, 2010 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2009-12-17: REZONE from the RA-1, Residential District to the RS-2, Residential District for allowed uses at 3020 N Van Eps Avenue.
Recommendation: Staff recommends approval PETITIONER: James Zimmerman
4. 2010-01-01: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow a full-service restaurant within 150 feet of a residential use at 5315 W. 41st St. RECOMMENDATION: Staff recommends approval of the conditional use permit with the following conditions:
 1. Approval for this applicant only.
 2. Security Management Plan to be approved and updated with the Sioux Falls Police Department with a copy forwarded to the City Planning Office for review.PETITIONER: Muhamed Miftari, MTM EUROMARKET
5. 2010-01-04: PRELIMINARY SUBDIVISION PLAN for the Garden Village II Addition for development of commercial, office and residential uses at S. Minnesota Ave. & W. 85th St. RECOMMENDATION: Staff recommends approval of the preliminary subdivision plan. PETITIONER: Paul DeJong, TRECOM PROPERTIES II, LLC

APPROVAL OF CONSENT AGENDA

A motion was made by Steve Gaspar and seconded by Lynnette Olson to approve APPROVAL OF CONSENT AGENDA

Motion Passed 4 - 0

APPROVAL OF REGULAR AGENDA with Item 6 DEFERRED and Item 8 WITHDRAWN

A motion was made by Darla Erb and seconded by Steve Gaspar to approve APPROVAL OF REGULAR AGENDA with Item 6 DEFERRED and Item 8 WITHDRAWN

Motion Passed 4 - 0

6. 2010-01-06: REZONE from the C-4, Planned Commercial District and the RA-2 District to the Minnehaha County Courthouse Planned Development District for allowed uses at NE Corner of Minnesota Ave. & W. 3rd St. RECOMMENDATION: Staff recommends approval of the Rezoning. DEFERRED BY PETITIONER
PETITIONER: Larry Crane, PERSPECTIVE

7. 2010-01-05: MAJOR AMENDMENT to Subarea D of the Westwood Valley Planned Development District to add residential storage as an allowed use, and add regulations pertaining to residential storage at W. 32nd St. & Mary Beth Ave. RECOMMENDATION: Staff recommends approval of the Major Amendment.
PETITIONER: Rick Dunlap, WESTWOOD VALLEY LLC

Commissioner Kenny Dunlap stepped down for this item.

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

A motion was made by Lynnette Olson and seconded by Darla Erb to approve 7. 2010-01-05: MAJOR AMENDMENT to Subarea D of the Westwood Valley Planned Development District to add residential storage as an allowed use, and add regulations pertaining to residential storage at W. 32nd St. & Mary Beth Ave. RECOMMENDATION: Staff recommends approval of the Major Amendment. PETITIONER: Rick Dunlap, WESTWOOD VALLEY LLC

Motion Passed 4 - 0

8. 2009-12-11: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow two-family residential buildings at S. Southeastern Ave. & E. Buckingham St. WITHDRAWN BY PETITIONER

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

9. R2008-09-16: REVIEW OF CONDITIONAL USE PERMIT in the I-1 Light Industrial District to allow a motor vehicle repair shop at 1800 E. Benson Rd. RECOMMENDATION: Staff recommends approval of the conditional use permit.
PETITIONER: Marvie Tschetter, LANKOTA INC.

A motion was made by Meredith Larson and seconded by Darla Erb to approve 9.
R2008-09-16: REVIEW OF CONDITIONAL USE PERMIT in the I-1 Light Industrial
District to allow a motor vehicle repair shop at 1800 E. Benson Rd.
RECOMMENDATION: Staff recommends approval of the conditional use permit.
PETITIONER: Marvie Tschetter, LANKOTA INC

Motion Passed 4 - 0.

10. ADJOURN

A motion was made by Darla Erb and seconded by Lynnette Olson to approve 10.
ADJOURN.

Motion Passed 4 - 0.