

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,
December 1, 2010 at Carnegie Town Hall, 235 West 10th Street.

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

CONSENT AGENDA

ITEMS RECEIVED AND FILED

1. APPROVAL OF DECEMBER 2, 2009 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2009-12-03: MAJOR AMENDMENT to Subarea B of the Platinum Valley Planned Development District to add off-sale alcohol as an allowed use at 6811 S. Louise Ave. RECOMMENDATION: Approval STAFF: Dave Loveland APPLICANT: Bill Ringen, WOLFIE'S LIQUOR SPOT
4. 2009-12-04: MAJOR AMENDMENT to Subarea C of the Westwood Valley Planned Development District to add allowed uses of the RD, Residential District as permitted uses within the subarea at W. 32nd St. & Ellis Rd. RECOMMENDATION: Approval STAFF: Dave Loveland APPLICANT: Blake Hyde, EMPIRE HOMES LLC
5. 2009-10-02: CONDITIONAL USE PERMIT in the RD, Residential District to allow construction of 4-plex units at S. Klein Ave. & W. 56th St. RECOMMENDATION: Approval STAFF: Dave Loveland APPLICANT: Blake Hyde, EMPIRE HOMES LLC
7. 2009-12-12: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicle sales and display at 701 S. Minnesota Ave. RECOMMENDATION: Approval of the conditional use permit with the following condition: 1. Striping of required parking stalls is required prior to occupancy. STAFF: Steve Randall APPLICANT: Jimmy Lora, JIMMY'S AUTO SALES
8. 2009-12-16: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow motor vehicle service at 601 E. Benson Rd. RECOMMENDATION: Approval STAFF: Dave Loveland APPLICANT: Justin Elmers, ELMERS AUTO GLASS
9. 2009-12-06: FINAL DEVELOPMENT PLAN in Subarea F of the Dawley Farm Village Planned Development District to construct a bank at Highline Dr. (north of

E. 18th St.). RECOMMENDATION: Approval of the Final Development Plan with the following stipulation:

A trash enclosure shall be constructed of similar building materials to the main building in order to provide effective screening of the dumpster.

STAFF: Dave Loveland APPLICANT: John Engelhardt, ARCHITECTURAL GUILD, LLC

APPROVAL OF THE CONSENT AGENDA

A motion was made by Lynnette Olson and seconded by Darla Erb to approve APPROVAL OF THE CONSENT AGENDA with Item 6 moved to the first item on the Regular Agenda

Motion Passed 5 - 0

APPROVAL of REGULAR AGENDA with Item 6 moved to the Regular Agenda

A motion was made by Meredith Larson and seconded by Steve Gaspar to approve APPROVAL of REGULAR AGENDA with Item 6 moved to the Regular Agenda and Item 12 WITHDRAWN

Motion Passed 5 - 0

6.. 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. RECOMMENDATION: Approval STAFF: Dave Loveland APPLICANT: Clint Ackerman, SIGNATURE HOMES LLC.

A motion was made by Meredith Larson and seconded by Steve Gaspar to defer 6. 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. RECOMMENDATION: Approval STAFF: Dave Loveland APPLICANT: Clint Ackerman, SIGNATURE HOMES LLC.

Motion Passed 5 - 0

10. 2009-11-03: REZONE from the AG, Agricultural District to the RA-1, RD, RS-2, Residential Districts and the Garden Village II Planned Development District at S. Minnesota Ave. & W. 85th St. RECOMMENDATION: Approval STAFF: Dave Loveland APPLICANT: TRECOM PROPERTIES II LLC

A motion was made by Lynnette Olson and seconded by Darla Erb to approve 10. 2009-11-03: REZONE from the AG, Agricultural District to the RA-1, RD, RS-2, Residential Districts and the Garden Village II Planned Development District at S. Minnesota Ave. & W. 85th St. RECOMMENDATION: Approval STAFF: Dave Loveland APPLICANT: TRECOM PROPERTIES II LLC

Motion Passed 5 - 0

11. 2009-12-13: REZONE from the AG, Agricultural District to the Charis Corner Planned Development District at S. Minnesota Ave. & W. 85th St.
RECOMMENDATION: Approval STAFF: Dave Loveland APPLICANT: Calvin Hoogendoorn, FIRST CHRISTIAN REFORMED CHURCH

A motion was made by Mike Roth and seconded by Lynnette Olson to approve 11.
2009-12-13: REZONE from the AG, Agricultural District to the Charis Corner Planned Development District at S. Minnesota Ave. & W. 85th St.
RECOMMENDATION: Approval STAFF: Dave Loveland APPLICANT: Calvin Hoogendoorn, FIRST CHRISTIAN REFORMED CHURCH

Motion Passed 5 - 0

12. 2009-12-01: REZONE from the RS-2, Residential District to the RD, Residential District for allowed uses at 1826 S. Summit Ave. DEFERRED BY THE PETITIONER

13. 2009-12-09: REZONE from the RA-1, Residential District to the 34th Street North Planned Development District for allowed uses at 1829 E. 34th St. N.
RECOMMENDATION: Approval STAFF: Steve Randall APPLICANT: Joseph Taylor

A motion was made by Meredith Larson and seconded by Darla Erb to approve 13.
2009-12-09: REZONE from the RA-1, Residential District to the 34th Street North Planned Development District for allowed uses at 1829 E. 34th St. N.
RECOMMENDATION: Approval STAFF: Steve Randall APPLICANT: Joseph Taylor

Motion Passed 5 - 0

14. 2009-12-15: REZONE from the C-2, General Commercial District to the Pettigrew Heights 11th & Duluth Planned Development District for allowed uses at S. of 11th St. between Spring & Duluth Avenues. RECOMMENDATION: Approval STAFF: Dave Loveland APPLICANT: Erica Beck, CITY OF SIOUX FALLS, PLANNING DEPT.

A motion was made by Mike Roth and seconded by Meredith Larson to approve 14.
2009-12-15: REZONE from the C-2, General Commercial District to the Pettigrew Heights 11th & Duluth Planned Development District for allowed uses at S. of 11th St. between Spring & Duluth Avenues. RECOMMENDATION: Approval STAFF: Dave Loveland APPLICANT: Erica Beck, CITY OF SIOUX FALLS, PLANNING DEPT.

Motion Passed 5 - 0

15. 2009-12-14: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow a congregate living facility at 2308 W. 39th St. RECOMMENDATION: Approval of the conditional use permit with the following stipulations:
1. Building setbacks are to be approved by the Sioux Falls Board of Adjustment if a setback variance is required.
2. A parking plan is to be provided to the Planning Office for approval

prior to construction. STAFF: Dave Loveland APPLICANT: Paul Rickert

A motion was made by Meredith Larson and seconded by Mike Roth to approve 15.
2009-12-14: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow a
congregate living facility at 2308 W. 39th St. RECOMMENDATION: Approval
STAFF: Dave Loveland APPLICANT: Paul Rickert

Motion Passed 5 - 0

16. 2009-12-08: MINOR AMENDMENT in Subarea C of the University Hills Planned
Development District to adjust setback and height regulations at N. Marion
Rd. and W. 54th St. N. RECOMMENDATION: Approval STAFF: Steve Randall
APPLICANT: Sarah Aldinger, ARCHITECTURE INC.

A motion was made by Mike Roth and seconded by Lynnette Olson to approve 16.
2009-12-08: MINOR AMENDMENT in Subarea C of the University Hills Planned
Development District to adjust setback and height regulations at N. Marion Rd.
and W. 54th St. N. RECOMMENDATION: Approval STAFF: Steve Randall APPLICANT:
Sarah Aldinger, ARCHITECTURE INC.

Motion Passed 5 - 0

17. 2009-12-07: FINAL DEVELOPMENT PLAN in Subarea C of the University Hills
Planned Development District to construct an apartment building at N.
Marion Rd. & W. 54th St. N. RECOMMENDATION: Approval STAFF: Steve Randall
APPLICANT: Sarah Aldinger, ARCHITECTURE INC.

A motion was made by Steve Gaspar and seconded by Darla Erb to approve 17.
2009-12-07: FINAL DEVELOPMENT PLAN in Subarea C of the University Hills Planned
Development District to construct an apartment building at N. Marion Rd. & W.
54th St. N. RECOMMENDATION: **Approval** of
the Final Development Plan with the following stipulations: Tree plantings on the east
side of the building may not exceed a maximum height allowed by the Fire
Department for emergency vehicle access to upper floors.
Tree plantings on the east
side of the building may not exceed a maximum height allowed by the Fire
Department for emergency vehicle access to upper floors.
Tree plantings on the east
side of the building may not exceed a maximum height allowed by the Fire
Department for emergency vehicle access to upper floors.

Motion Passed 5 - 0

18. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED
ORDINANCES OF THE CITY BY AMENDING PARKING REQUIREMENTS FOR CAMPGROUNDS

A motion was made by Lynnette Olson and seconded by Mike Roth to approve 18.
AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF
THE CITY BY AMENDING PARKING REQUIREMENTS FOR CAMPGROUNDS

Motion Passed 5 - 0

19. ELECTION OF OFFICERS

A motion was made by Lynnette Olson and seconded by Steve Gaspar to approve
19. ELECTION OF OFFICERS Nomination to elect Meredith Larson for Chairman

Motion Passed 5 - 0

A motion was made by Steve Gaspar and seconded by Meredith Larson to approve
19. ELECTION OF OFFICERS Nomination for Jessie Schmidt as Co-Chair

Motion Passed 5 - 0

20. ADJOURN. Meeting Adjourned at 9:30 PM