

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,  
August 4, 2010 at Carnegie Town Hall, 235 West 10th Street.

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

ITEMS RECEIVED AND FILED

1. APPROVAL OF JULY 7, 2010 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2010-07-05: REZONE from the C-2, General Commercial District and the RD, Residential District to the RA-1, Residential District for allowed uses Between 8th & 10th Streets and Blauvelt & Mable Avenues. RECOMMENDATION: Staff recommends approval of the rezoning. STAFF: Steve Randall PETITIONER: John Englehardt, ARCHITECTURAL GUILD
4. 2010-07-03: SPECIAL USE PERMIT in Subarea A, River Crossing Addition to allow on-sale alcohol at 5009 S. Western Ave. Ste. 200. 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. STAFF: Steve Randall PETITIONER: Mike Haggar, LIBATION STATION
5. 2010-07-07: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow off-sale alcohol within 500 feet of a school at 900 N. Sycamore Ave. RECOMMENDATION: Staff recommends approval of the conditional use permit with the following conditions: 1. Security Management Plan approved by the Sioux Falls Police Department prior to the issuance of the alcohol license. 2. Approval for this applicant only. STAFF: David Loveland PETITIONER: Ash Patel, SARP LLC 3. No outdoor signage advertising alcohol or tobacco products is allowed.
6. 2010-07-08: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow development of a site greater than an acre at SE Corner of W. 41st St. and S. Kiwanis Ave. RECOMMENDATION: staff recommends approval of the conditional use permit subject to the following conditions:
  1. Provide two 14x35 loading spaces.
  2. A Conditional Use Permit for off-site clinic parking on the subject property previously approved by the Planning Commission must be maintained under the lease agreement.

3. Drainage management reviewed by Public Works engineering prior to grading and building permit issuance.

STAFF: Steve Randall PETITIONER: Jim Dunham, DUNHAM COMPANIES

7. 2010-07-09: FINAL DEVELOPMENT PLAN in Subareas C & E of the I-90 Place Planned Development District to construct an office building and athletic campus at E. 64th St. N and N. Indiana Ave. (just north of I-90 & west of Cliff Ave.) RECOMMENDATION: Staff recommends approval of the Final Development Plan with the following stipulations:
1. Trash enclosures shall be constructed of similar material and color to those used in the office/storage building.
  2. Ash trees shall not be planted on site.
  3. Future buildings shall utilize the same building design and materials as the office/storage building.
  4. Approval of the Final Development will be for all three phases and will expire on January 1, 2013 if site work has not yet commenced on any of the phases.
- STAFF: David Loveland PETITIONER: Darryl Nordquist, SPECIAL OLYMPICS SD

#### CONSENT AGENDA

A motion was made by Kent Metzger and seconded by Darla Erb to approve CONSENT AGENDA

Motion Passed 4 - 0

#### REGULAR AGENDA with Item 8 Withdrawn and Item 9 Deferred

A motion was made by Darla Erb and seconded by Lynnette Olson to approve REGULAR AGENDA with Item 8 Withdraw and Item 9 Deffered

Motion Passed 4 - 0

8. 2010-07-01: CONDITIONAL USE PERMIT in the I-2, General Industrial District to allow a salvage operation at N. Weber Ave. & E. Rice St. RECOMMENDATION: Staff recommends approval of the conditional use permit with the following conditions:
1. A Landscape Plan with cut sheet of species to be planted and enhanced buffering of Weber Ave. and Rice Street, along with any view sheds from residential or park areas shall be provided to, and approved by the Planning Department.
  2. No barbed wire will be allowed.
  3. The Conditional Use Permit will expire on October 1, 2012 if demolition of the existing parcels and subsequent development of the site has not begun.
- STAFF: David Loveland PETITIONER: David Bernstein, TJN ENTERPRISES DEFERRED BY PETITIONER

9. 2010-07-02: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow a recycling collection facility at 1305 E. 39th St. N. RECOMMENDATION: Staff recommends approval of the conditional use permit with the following conditions:
1. Operations of the facility must be fully enclosed within a building.

2. Any outdoor storage of recyclable materials must be within an opaque screened area at least six feet in height.
  3. Site management plan outlining litter, odor, and product control measures approved by the Planning and Health Departments.
  4. On site drainage management reviewed by Public Works Drainage Engineering.
  5. Provide public sidewalk.
- STAFF: Steve Randall PETITIONER: Ronald J. Nedved R & T UNIT CAN CO.  
WITHDRAWN BY PETITIONER

10. INFORMATIONAL: 2011-2015 CAPITAL IMPROVEMENTS PROGRAM

ADJOURN.

Meeting adjourned at 7:30 PM

A motion was made by Lynnette Olson and seconded by Steve Gaspar to approve  
11. ADJOURN.

Motion Passed 4 - 0