

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, May 5, 2010 at Carnegie Town Hall, 235 West 10th Street. .

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

ITEMS RECEIVED AND FILED

1. APPROVAL OF APRIL 7, 2010 MINUTES OF REGULAR MEETING.
  2. PLATS.
  3. 2010-03-14: REZONE from the C-2, General Commercial District to the C-3, Central Business District for allowed uses at 500 S. Main Ave. STAFF: Steve Randall PETITIONER: Bishop John Tarmut  
RECOMMENDATION: Staff recommends approval of the rezoning.
  4. 2010-04-03: REZONE from the O, Office District and the C-4, Planned Commercial District to the RA-1, Residential District for allowed uses at 4801 W. 41st St. RECOMMENDATION: Staff recommends approval of the rezoning.  
STAFF: Dave Loveland APPLICANT: Gary Dean, SUNNYCREST UNITED METHODIST CHURCH
  5. 2010-04-07: REZONE from the O, Office District to the RS-2, Residential District for allowed uses at NE Corner of E. 10th St. & Six Mile Road. RECOMMENDATION: Staff recommends approval of the rezoning.  
STAFF: Dave Loveland APPLICANT: Steve Van Buskirk, SIX MILE PARTNERS, LLC
- PC REPORT
- PC EXHIBIT
6. 2010-04-02: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to erect a 194' monopole communication tower at the southeast corner of the subject property at W. 69th St. & S. Tallgrass Ave.  
RECOMMENDATION: Staff recommends approval of the conditional use permit with the following conditions:

1. The use of barbed wire is not allowed.

STAFF: Steve Randall APPLICANT: Blaine Eichman, SIOUX FALLS TOWER & CONST.

7. 2010-04-11: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow an on-sale alcohol establishment at 2309 W. Madison St. RECOMMENDATION: Staff recommends approval of the conditional use permit with the following condition: 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 APPLICANT: Kerry Perkinson, SHOOTER'S PUB

8. 2010-04-10: FINAL DEVELOPMENT PLAN in Subarea B of Whisper Ridge Planned Development District to construct four-unit residential buildings at S. Southeastern Ave. & Tranquility Pl. RECOMMENDATION: Staff recommends approval of the Final Development Plan. STAFF: Dave Loveland APPLICANT: Brian Gruis

#### CONSENT AGENDA

A motion was made by Jessie Schmidt and seconded by Darla Erb to approve  
CONSENT AGENDA

Motion Passed 5 - 0

#### REGULAR AGENDA

9. 2010-04-08: MAJOR AMENDMENT to Subarea B of the Platinum Valley Planned Development District to allow on-sale alcohol as an allowed land use at 6805 S. Louise Ave.  
RECOMMENDATION: Staff recommends approval of the Major Amendment with other regulations as follows:  
1. No public entrance to an on-sale alcohol establishment from the west side of the building.  
2. No signage visible on the west side or ends of the building.  
STAFF: Steve Randall  
APPLICANT: Jason Walz, SANDTRAP, INC.

A motion was made by Ken Dunlap and seconded by Jessie Schmidt to approve 9.  
2010-04-08: MAJOR AMENDMENT to Subarea B of the Platinum Valley Planned Development District to allow on-sale alcohol as an allowed land use at 6805 S. Louise Ave.  
RECOMMENDATION: Staff recommends approval of the Major Amendment with other regulations as follows with the first two stipulations, stipulations 3-5 were added by the Planning Commission:  
1. No public entrance to an on-sale alcohol establishment from the west side of the building.  
2. No signage visible on the west side or ends of the building.  
3. Applicant will need to come back for a Special Use Permit.  
4. Approval for this petitioner only.

5. Convert west driveway to a one-way in.

STAFF: Steve Randall

APPLICANT: Jason Walz, SANDTRAP, INC

Motion Failed 2 - 3

10. 2010-04-06: CONDITIONAL USE PERMIT in the RS-2, Residential District to construct an assisted living facility at

NW Corner of W. 85th St. & S. Minnesota Ave.

RECOMMENDATION: Staff recommends approval of the conditional use permit with the following conditions:

1. The landscape screening line along the west property line will be installed and maintained per the submitted plans.

STAFF: Dave Loveland

APPLICANT: Paul Hegg, ESPRIT of SIOUX FALLS, LLC

A motion was made by Jessie Schmidt and seconded by Lynnette Olson to approve

10. 2010-04-06: CONDITIONAL USE PERMIT in the RS-2, Residential District to construct an assisted living facility at NW Corner of W. 85th St. & S.

Minnesota Ave.

RECOMMENDATION: Staff recommends approval of the conditional use permit with the one condition, Planning Commission added the second condition:

1. The landscape screening line along the west property line will be installed and maintained per the submitted plans.

2. Increase west side yard setback to 25 feet.

STAFF: Dave Loveland

APPLICANT: Paul Hegg, ESPRIT of SIOUX FALLS, LLC

Motion Passed 4 - 1

11. 2010-04-05: FINAL DEVELOPMENT PLAN and in Subarea B of the Myrl & Roy's Planned Development District to

construct a bus storage building at 3415 N. Potsdam Ave.

RECOMMENDATION: Staff recommends approval of the Final Development Plan subject to the following conditions:

1. Pursuant to I-229 Design Review standards for building construction and screening provide a front yard landscape screening plan for review and approval by the Planning Director prior to building permit issuance.

STAFF: Steve Randall

APPLICANT: Ercell Fortney, EMPIRE BUILDING CONSTRUCTION

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

11. 2010-04-05: FINAL DEVELOPMENT PLAN and in Subarea B of the Myrl & Roy's Planned Development District to construct a bus storage building at 3415 N. Potsdam Ave.

RECOMMENDATION: Staff recommends approval of the Final Development Plan subject to the following conditions:

1. Pursuant to I-229 Design Review standards for building construction and screening provide a front yard landscape screening plan for review and approval by the Planning Director prior to building permit issuance.

STAFF: Steve Randall

APPLICANT: Ercell Fortney, EMPIRE BUILDING CONSTRUCTION

Motion Passed 5 - 0

12. 2010-04-09: FINAL DEVELOPMENT PLAN in Subarea D of the Westwood Valley Planned Development District to allow construction of residential storage units at Lavern Wipf St. & Tea Ellis Rd.  
RECOMMENDATION: Staff recommends approval of the Major Amendment.  
STAFF: Dave Loveland  
APPLICANT: Damian Greble, ERHARDT GRIFFIN & ASSOCIATES

Commissioner Kenny Dunlap stepped down for this item.

- A motion was made by Jessie Schmidt and seconded by Steve Gaspar to approve 12. 2010-04-09: FINAL DEVELOPMENT PLAN in Subarea D of the Westwood Valley Planned Development District to allow construction of residential storage units at Lavern Wipf St. & Tea Ellis Rd.  
RECOMMENDATION: Staff recommends approval of the Major Amendment. Planning Commission added a stipulation:  
1. No ash trees.  
STAFF: Dave Loveland  
APPLICANT: Damian Greble, ERHARDT GRIFFIN & ASSOCIATES

Motion Passed 4 - 0

13. 2010-04-12: FINAL DEVELOPMENT PLAN in Subarea A of the 34th Street North Planned Development District for occupancy at 1829 E. 34th St. N.  
RECOMMENDATION: Staff recommends approval of the Final Development Plan.  
STAFF: Dave Loveland  
APPLICANT: Stephanie Heiden, FURNITURE MISSION OF SIOUX FALLS

- A motion was made by Lynnette Olson and seconded by Darla Erb to approve 13. 2010-04-12: FINAL DEVELOPMENT PLAN in Subarea A of the 34th Street North Planned Development District for occupancy at 1829 E. 34th St. N.  
RECOMMENDATION: Staff recommends approval of the Final Development Plan. Planning Commission added one stipulation:  
1. For this applicant only.  
STAFF: Dave Loveland  
APPLICANT: Stephanie Heiden, FURNITURE MISSION OF SIOUX FALLS

Motion Passed 5 - 0

14. ADJOURN.

Meeting Adjourned at 9:30 PM

A motion was made by Lynnette Olson and seconded by Darla Erb to approve 14. ADJOURN.

Motion Passed 5 - 0

