

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,  
March 3, 2010 at Carnegie Town Hall, 235 West 10th Street.

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

ITEMS RECEIVED AND FILED

1. APPROVAL OF FEBRUARY 3, 2010 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2010-02-03: REZONE from the AG, Agricultural District to the C-4, Planned Commercial District for allowed uses at 6300 S. Tallgrass Ave.  
RECOMMENDATION: Staff recommends approval of the Rezoning. STAFF: Dave Loveland PETITIONER: Harv Hendrickson, NORTHWESTERN COLLEGE.
4. 2010-01-02: MAJOR AMENDMENT to the Whisper Ridge Planned Development District to expand Subarea B boundaries by including the subject parcels at S. Southeastern Ave. & Whisper Trail. RECOMMENDATION: Staff recommends approval of the Major Amendment. STAFF: Dave Loveland PETITIONER: Brian Gruis, ENVISION COMPANY
5. 2010-02-01: MAJOR AMENDMENT to Subareas C & F to move the subject parcel from Subarea C to Subarea F to reflect existing uses at 8000 E. Arrowhead Pkwy. RECOMMENDATION: Staff recommends approval of the Major Amendment. STAFF: Dave Loveland PETITIONER: Eric Willadsen, WILLADSEN-LUND ENGINEERING.
6. 2010-01-03: FINAL DEVELOPMENT PLAN in Subarea B of the Whisper Ridge Planned Development District to construct four-unit residential buildings at S. Southeastern Ave. & Whisper Trail. RECOMMENDATION: Staff recommends approval of the Final Development Plan. STAFF: Dave Loveland PETITIONER: Brian Gruis, ENVISION COMPANY
7. 2010-02-02: FINAL DEVELOPMENT PLAN in Subarea D of the Good Samaritan National Center Planned Development District to construct a 32-unit assisted living center at Corner of W. Creekside Dr. & W. Creekside Circle. RECOMMENDATION: Staff recommends approval of the Final Development Plan with the following condition:
  1. A landscape schedule shall be provided as part of the building permit plan check. No new or additional ash trees

shall be installed on site.

STAFF: Dave Loveland PETITIONER: Cory Bleyenburg, KOCH HAZARD ARCHITECTS

#### APPROVAL OF CONSENT AGENDA

A motion was made by Steve Gaspar and seconded by Jessie Schmidt to approve APPROVAL OF CONSENT AGENDA

Motion Passed 6 - 0

#### REGULAR AGENDA

8. 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. STAFF: Dave Loveland PETITIONER: Larry Crane, PERSPECTIVE

A motion was made by Ken Dunlap and seconded by Kent Metzger to approve 8. 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. STAFF: Dave Loveland PETITIONER: Larry Crane, PERSPECTIVE

Motion Passed 6 - 0

9. 2010-02-05: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow an on-sale alcohol establishment at 904 S. Cliff Ave. RECOMMENDATION: Staff recommends approval of the conditional use permit with the following conditions: 1. A security management plan is to be approved by the City's Crime Prevention Officer. 2. The Conditional Use Permit is valid for this tenant only. STAFF: Steve Randall PETITIONER: Jae Sim 3. There will be signs posted telling customers not to park in the neighbors' parking lots.

A motion was made by Kent Metzger and seconded by Jessie Schmidt to approve 9. 2010-02-05: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow an on-sale alcohol establishment at 904 S. Cliff Ave. RECOMMENDATION: Staff recommends approval of the conditional use permit with the following conditions:  
1. A security management plan is to be approved by the City s Crime Prevention Officer.  
2. The Conditional Use Permit is valid for this tenant only.  
STAFF: Steve Randall PETITIONER: Jae Sim  
3. There will be signs posted telling customers not to park in the neighbors parking lots.

Motion Passed 6 - 0

10. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING APPENDIX B OF THE REVISED ORDINANCES OF THE CITY FOR ZONING BOARD OF ADJUSTMENT VOTE. Staff: Shawna Goldammer  
Applicant: City of Sioux Falls Recommendation: Approval

A motion was made by Lynnette Olson and seconded by Ken Dunlap to approve 10. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING APPENDIX B OF THE REVISED ORDINANCES OF THE CITY FOR ZONING BOARD OF ADJUSTMENT VOTE. Staff: Shawna Goldammer  
Applicant: City of Sioux Falls  
Recommendation: Approval

Motion Passed 6 - 0

11. ADJOURN Meeting adjourned at 7:25 PM

A motion was made by Jessie Schmidt and seconded by Darla Erb to approve 11. ADJOURN

Motion Passed 6 - 0