

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 2, 2009 at Carnegie Town Hall, 235 West 10th Street.

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

ITEMS RECEIVED AND FILED

1. APPROVAL OF NOVEMBER 4, 2009 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2009-06-02: CONDITIONAL USE PERMIT in the RA-1, Residential District to allow off-site parking within 300 feet of the primary use at 619 S. Phillips Ave. RECOMMENDATION: Staff recommends approval of the conditional use permit. STAFF: Steve Randall PETITIONER: John Archer, HAGEN, WILKA & ARCHER, LLP
4. 2009-10-15: SPECIAL USE PERMIT in Subarea A of the Meadows on the River Planned Development District to allow an on-sale alcohol establishment at 2501 S. Shirley Ave. RECOMMENDATION: Staff recommends approval of the conditional use permit with the following conditions: 1. Approval for this applicant only. 2. A security management plan is completed and approved by the Sioux Falls Police Department. STAFF: Dave Loveland PETITIONER: Lee Howell, HOWELL & HOWELL, INC.
5. 2009-11-01: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow retail trade & service at 1321 N. Cleveland Ave. RECOMMENDATION: Staff recommends approval of the conditional use permit with the following conditions: 1. Approval for this applicant only. 2. Any expansion of the building or premises will require this approval to be amended by the Planning Commission. STAFF: Dave Loveland PETITIONER: Gary Walz and Jenny Hill, LEGENDS
6. 2009-11-04: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a church at 2707 S. Carolyn Ave., Suites 1A & 2A. RECOMMENDATION: Staff recommends approval of

the conditional use permit.

STAFF: Dave Loveland PETITIONER: Wade Behm, LLOYD COMPANIES

7. 2009-11-05: MINOR AMENDMENT to Subarea C of the Whisper Ridge Planned Development District to allow required front yard setback reduction from 20 feet to 12 feet and to allow required rear yard setback reductions from 25 feet to 0 feet on 8-plex and 6-plex buildings at S. Southeastern Ave. & Whisper Trail. RECOMMENDATION: Staff recommends approval of the Minor Amendment. STAFF: Dave Loveland PETITIONER: Brian Gruis, ENVISION COMPANIES

APPROVAL OF THE CONSENT AGENDA

A motion was made by Kent Metzger and seconded by Steve Gaspar to approve APPROVAL OF THE CONSENT AGENDA

Motion Passed 6 - 0

8. 2009-11-06: MINOR AMENDMENT in Subarea D of the Meadows on the River Planned Development District to allow a 20 square foot increase to the existing freestanding sign at 2520 S. Louise Ave. RECOMMENDATION: Staff recommends deferral of the Minor Amendment for the Applicant to prepare and submit a PD signage master plan. STAFF: Steve Randall PETITIONER: Steve Richardson, ACE NEON SIGNS DEFERRED BY THE PETITIONER
9. 2009-11-07: MINOR AMENDMENT in Subarea D of the Meadows on the River Planned Development District to allow a 43.5 square foot increase to the existing freestanding sign at 2600 S. Louise Ave. RECOMMENDATION: Staff recommends deferral of the Minor Amendment for the Applicant to prepare and submit a PD signage master plan. STAFF: Steve Randall PETITIONER: Steve Richardson, ACE NEON SIGNS DEFERRED BY PETITIONER
10. 2009-11-02: FINAL DEVELOPMENT PLAN & DESIGN REVIEW in the 49th Street Design Review District, Subarea A of the Valhalla Planned Development District to construct a telecommunication tower at 4100 W. Valhalla Blvd. RECOMMENDATION: Staff recommends approval of the Final Development Plan with the following stipulations:
1. Provide a plan for visual screening between the proposed project and the nearest three-story apartment building to be approved by the Planning Director.
STAFF: Steve Randall PETITIONER: Curt Walter, VERIZON WIRELESS

A motion was made by Meredith Larson and seconded by Jessie Schmidt to approve 10. 2009-11-02: FINAL DEVELOPMENT PLAN & DESIGN REVIEW in the 49th Street Design Review District, Subarea A of the Valhalla Planned Development District to construct a telecommunication tower at 4100 W. Valhalla Blvd. RECOMMENDATION: Staff recommends approval of the Final Development Plan with

the following stipulations:
1. Provide a plan for visual screening between the proposed project and the nearest three-story apartment building to be approved by the Planning Director.
STAFF: Steve Randall PETITIONER: Curt Walter, VERIZON WIRELESS

Motion Passed 6 - 0

11. INFORMATIONAL: ZONING ORDINANCE UPDATES STAFF: Jeff Schmitt

12. ADJOURN. Meeting adjourned at 7:50 PM

A motion was made by Meredith Larson and seconded by Kent Metzger to approve
12. ADJOURN.

Motion Passed 6 - 0