

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,
September 2, 2010 at Carnegie Town Hall, 235 West 10th Street.

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

ITEMS RECEIVED AND FILED

1. APPROVAL OF AUGUST 5, 2009 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2009-07-13: REZONE from unzoned property (vacated right-of-way) to the I-1, Light Industrial District for allowed uses at N. Cliff Avenue (adjacent to 1009 W. Amidon St.). Staff recommends APPROVAL Staff: Dave Loveland
Petitioner: City of Sioux Falls, Roy Fletcher PWA
4. 2009-08-07: REZONE from the AG, Agricultural District to the RC, Recreation/Conservation District for allowed uses at W. Benson Rd & N. Westport Ave. Staff recommends APPROVAL Staff: Dave Loveland Petitioner: Kim Patrick
SANFORD HEALTH
5. 2009-08-08: REZONE from the AG, Agricultural District to the Sanford Sports Complex Planned Development District for allowed uses at W. Benson Rd. & S. Westport Ave. Staff recommends APPROVAL Staff: Dave Loveland
Petitioner: Kim Patrick SANFORD HEALTH
6. 2009-08-05: REZONE from the RS-2 and RD Residential Districts to the RA-1, Residential District for allowed uses at NW Corner of Lobelia & Purdue Ave. Staff recommends APPROVAL Staff: Dave Loveland Petitioner: Cary
Shaw & Don Runge, CRAZY 8 LLC DEFERRED BY CARY SHAW
7. 2009-08-13: REZONE from the AG, Agricultural District to the Subarea D of the Shadow Creek Planned Development District for allowed uses at E. 69th St. & S. Cliff Ave. Staff recommends APPROVAL Staff: Dave Loveland Petitioner: Eric Willadsen WILLADSEN LUND ENGINEERING

8. 2009-08-11: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to construct a bank branch on a site greater than one acre at E. 26th St. and SD Hwy 11. Staff recommends APPROVAL of the conditional use permit with the following conditions:
 1. An additional pedestrian connection shall be provided linking the concrete walk shown adjacent to the fire truck turnaround on the south portion of the property across the drive aisle to the front door. This can consist of pavement markings or a concrete pathway laid into the asphalt lift.Staff: Dave Loveland Petitioner: Steve Van Buskirk, MVB PROPERTIES

9. 2009-08-03: MINOR AMENDMENT in Subarea B of the Silver Hill Planned Development District to allow side yard setback reductions from 15' to 5' on the north and 8' on the south to allow a parking lot at 2901 E. 26th St. Staff recommends APPROVAL. Staff: Steve Randall Petitioner: Steve Jastram, ARCH INC.

10. 2009-08-01: FINAL DEVELOPMENT PLAN in Subarea C of the Westwood Valley Planned Development District to construct a multi-family residential buildings at W. Norma Trail & W. 32nd Street. Staff recommends approval of the Final Development Plan with the following stipulation:
 1. Black Ash, Green Ash or other ash tree varieties shall comprise no more than ten percent (10%) of the total deciduous shade tree count, as recommended by the City Forester in the published Street Tree Guide.Staff: Steve Randall Petitioner: Ken Dunlap WESTWOOD VALLEY LLC

11. 2009-08-09: PRELIMINARY SUBDIVISION PLAN in the proposed RC, Recreation/Conservation District and the proposed Sanford Sports Complex Planned Development District to develop recreational, residential and commercial uses at W. Benson Rd & N. Westport Ave. Staff recommends APPROVAL Staff: Dave Loveland Petitioner: Kim Patrick SANFORD HEALTH

APPROVAL OF THE CONSENT AGENDA with Items 3 and 6 deferred

APPROVAL OF THE REGULAR AGENDA

12. RECOGNITION: 50TH ANNIVERSARY OF SIOUX FALLS PLANNING COMMISSION

13. 2009-08-06: MAJOR AMENDMENT to Subareas A, B, C & D of the Redstone Village Planned Development District to realign subarea boundaries and amend land uses at SE corner of Interstates 29 & 90. Staff recommends APPROVAL Staff: Steve Randall Petitioner: Mark Aspaas

A motion was made by Meredith Larson and seconded by Mike Roth to approve

Motion Passed 6 - 0

14. 2009-08-02: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow an on-sale alcohol establishment at 3100-3110 W. 12th Street, Suites 110 & 120. Staff recommends APPROVAL of the conditional use permit with the following conditions:
1. Approved for this applicant or this owner only.
 2. Security Management Plan approved by the Sioux Falls Police Department.
- Staff: Dave Loveland Petitioner: Rod Woelfel, TEAM II PROPERTIES LLC

A motion was made by Mike Roth and seconded by Jessie Schmidt to approve with the following conditions:
1. Approved for this applicant AND this owner only.
2. Security Management Plan approved by the Sioux Falls Police Department

Motion Passed 6 - 0

15. 2009-08-04: FINAL DEVELOPMENT PLAN in Subareas A & B of the Pettigrew Heights Planned Development District to construct a 37 unit apartment complex with off-site parking at 616 W. 12th St. & 322 S. Duluth Ave. Staff Recommends APPROVAL. Staff: Steve Randall Petitioner: Pam Bollinger, VOA

A motion was made by Steve Gaspar and seconded by Lynnette Olson to approve with the following condition:
1. Final Development Plan cannot be effective until Rezoning is effective.

Motion Passed 6 - 0

16. 2008-01-19: PRELIMINARY SUBDIVISION PLAN in the Redstone Village Planned Development District for the Redstone Village Addition at Southeast Corner of I-29 and I-90. Staff Recommends APPROVAL. Staff: Steve Randall Petitioner: Damian Greble, EHRHART GRIFFIN & ASSOCIATES.

A motion was made by Meredith Larson and seconded by Steve Gaspar to approve

Motion Passed 6 - 0

17. PUBLIC HEARING: 2010-2014 CAPITAL PROGRAM

A motion was made by Mike Roth and seconded by Meredith Larson to approve

Motion Passed 6 - 0

18. REPORT: 2007-2008 CONDITIONAL USE PERMIT MONITORING

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

Motion Passed 6 - 0

19. ADJOURN.

Meeting adjourned at 8:05 PM.

A motion was made by Jessie Schmidt and seconded by Mike Roth to approve

Motion Passed 6 - 0