

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 4, 2009 at Carnegie Town Hall, 235 West 10th Street.

Members Present: Members Absent:
Kent Metzger Pam Breidenbach
Anita Wetch
Teresa Boysen
Ken Dunlap
Meredith Larson
Jessie Schmidt
Darla Erb
Lynnette Olson

ITEMS RECEIVED AND FILED

1. APPROVAL OF FEBRUARY 4, 2009 MINUTES OF REGULAR MEETING.
2. PLATS.
3. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, CORRECTING CLERICAL ERRORS IN CERTAIN REZONING ORDINANCES.
STAFF: Dave Loveland
RECOMMENDATION: Approval
PETITIONER: City Planning
4. 2009-01-12: REZONE from the AG, Agriculture District to Subarea C of the Garden Village Planned Development District at 26971 Minnesota Avenue (south of 77th & South Minnesota Avenue). STAFF: Dave Loveland RECOMMENDATION: Approval PETITIONER: Paul DeJong, TRECOM PROPERTIES, LLC
5. 2009-01-13: REZONE from the C-4, Planned Commercial District, the RD & RS-2, Residential Districts and the RC, Recreation/Conservation District to the C-4, Planned Commercial District, RD, Residential District and RC, Recreation/Conservation District to adjust previously established zoning boundaries at Northeast Corner of West 85th Street and South Western Avenue. STAFF: Dave Loveland RECOMMENDATION: Approval PETITIONER: Steve Van Buskirk, MVP PROPERTIES
6. 2009-02-07: REZONE from the AG, Agricultural District to the RS-2, Residential District; RD, Residential District, and RC, Recreation/Conservation District for allowed uses at East 57th Street & South Dubuque Avenue. STAFF: Steve Randall RECOMMENDATION: Approval PETITIONER: Lyle Pudwill, CONFLUENCE
7. 2009-02-09: REZONE from the RS-2, Residential District to the RC, Recreation/Conservation District for allowed uses at North Powder House Road (north of East Madison Street). STAFF: Dave Loveland RECOMMENDATION:

Approval PETITIONER: Brian Bauer, CANTERBURY HEIGHTS EAST, LLC.

8. 2009-02-13: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow a day care center at 2600 South Sycamore Avenue. STAFF: Dave Loveland RECOMMENDATION: Approval PETITIONER: Rodney Lenz, SF LUTHERAN SCHOOL
9. 2009-02-03: PRELIMINARY SUBDIVISION PLAN for Willow Run - Tract 4 Addition, for future development of single-family residential lots at East Torchwood Lane. STAFF: Steve Randall RECOMMENDATION: Approval PETITIONER: Eric Willadsen, WILLADSEN LUND ENGINEERS
10. 2009-02-04: PRELIMINARY SUBDIVISION PLAN for Majestic Meadows Addition Phase 1, for future residential development in the RS-2 and RD, Residential Districts at East 41st Street and South Six Mile Road. STAFF: Steve Randall RECOMMENDATION: Approval PETITIONER: Brian Bauer MAJESTIC MEADOWS, LLC

APPROVAL of CONSENT AGENDA

A motion was made by and seconded by to approve APPROVAL of CONSENT AGENDA

Motion Passed 7 - 0

11. A RESOLUTION OF THE CITY OF SIOUX FALLS, SOUTH DAKOTA ADOPTING THE SHAPE SIOUX FALLS LAND USE & DEVELOPMENT POLICIES. STAFF: Sam Trebilcok RECOMMENDATION: Approval PETITIONER: City Planning

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

Motion Passed 7 - 0

12. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY FOR CAMPGROUNDS AND TRAVEL TRAILERS.
STAFF: Shawna Goldammer
RECOMMENDATION: Approval
PETITIONER: Zoning Office

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

Motion Passed 6 - 1

13. 2008-10-25: REVISED CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow motor vehicle display and sales at 1700 North Cliff Avenue. STAFF: Steve Randall RECOMMENDATION: Approval PETITIONER: Steve Scarborough

A motion was made by and seconded by to approve with added stipulation to complete approved Plan Improvements by May 31, 2009.

Motion Passed 7 - 0

14. 2008-10-20: FUTURE LAND USE AMENDMENT to allow changes in future land uses to reallocate single family residential, multi-family residential, office, and mixed use future land uses at NW corner of the intersection at West 54th Street N. and North Marion Road. STAFF: Steve Randall RECOMMENDATION: Approval PETITIONER: Diane DeKoyer, ARCHITECTURE INC.

A motion was made by and seconded by Kent Metzger to approve

Motion Passed 7 - 0

15. 2009-02-11: FUTURE LAND USE AMENDMENT to allow changes in future land uses to reallocate single-family residential, multi-family residential, office and commercial future land uses at Northeast Corner of SD Hwy 11 and East 41st Street. Legal Description: SW 1/4 of Section 30-101N-R48W, Minnehaha County STAFF: Dave Loveland RECOMMENDATION: Approval PETITIONER: Perry Kolb

A motion was made by Kent Metzger and seconded by Lynnette Olson to approve 15 2009-02-11: FUTURE LAND USE AMENDMENT to allow changes in future land uses to reallocate single-family residential, multi-family residential, office and commercial future land uses at Northeast Corner of SD Hwy 11 and East 41st Street. Legal Description: SW 1/4 of Section 30-101N-R48W, Minnehaha County STAFF: Dave Loveland RECOMMENDATION: Approval PETITIONER: Perry Kolb

Motion Passed 7 - 0

16. 2009-02-01: MAJOR AMENDMENT in Subarea A of the Scooter Planned Development District to revise the subarea regulations by adding Retail Trade & Service as an allowed use at 801 North Cliff Avenue. STAFF: Dave Loveland RECOMMENDATION: Approval PETITIONER: Marcia Hoiland

A motion was made by Ken Dunlap and seconded by Meredith Larson to approve

Motion Passed 7 - 0

17. 2009-02-10: REZONE from Subarea B of the Brooks Crossing Addition to the C-4, Planned Commercial District for allowed uses at East 57th Street and South Dubuque Avenue. STAFF: Steve RECOMMENDATION: Approval PETITIONER: W.A. Boade, BROOKS CROSSING, LLC.

A motion was made by Meredith Larson and seconded by Ken Dunlap to approve

Motion Passed 7 - 0

18. 2009-02-14: REZONE from Subarea A of the Hazeltine Planned Development District to the C-4, Planned Commercial District for allowed uses at West Benson Road and North Marion Road. STAFF: Steve Randall RECOMMENDATION: Deferral PETITIONER: Steve Van Buskirk, HAZELTINE PARTNERS, LLP

A motion was made by and seconded by to defer

Motion Passed 7 - 0

19. 2009-02-02: CONDITIONAL USE PERMIT in the S, Institutional District to allow college uses with 150 feet of residential property at 1411 West 33rd Street. STAFF: Dave Loveland RECOMMENDATION: Approval PETITIONER: Frank Hughes, AUGUSTANA COLLEGE

A motion was made by and seconded by Lynnette Olson to Approve

Motion Passed 7 - 0

20. 2009-02-12: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow an off-premise sign within 600 feet of a cemetery at 3900 East 10th Street. STAFF: Dave Loveland RECOMMENDATION: Approval with the following stipulation::
1. The off-premise sign shall be a static billboard, with no electronic message display.
PETITIONER: Bret Menke, 02 MEDIA, LLC

Commissioner Anita Wetsch stepped down for this Item.

A motion was made by Meredith Larson and seconded by Lynnette Olson to approve
Vote to deny

Motion Passed 6 - 0

21. 2009-02-08: FINAL DEVELOPMENT PLAN in Subarea A of the Tufty Planned Development District to construct motor vehicle display at 4030 South Grange Drive. STAFF: Dave Loveland RECOMMENDATION: Approval PETITIONER: Bruce Eide, VERN EIDE MOTORCARS

A motion was made by and seconded by to approve with the following stipulation:<?xml:namespace prefix = o ns = "urn:schemas-microsoft-com:office:office" /><o:p> </o:p> 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. A landscape plan specifying the exact species and variety of each tree shall be submitted as part of the plan check.<o:p></o:p>

Motion Passed 7 - 0

22. 2009-01-14: PRELIMINARY SUBDIVISION PLAN for Briarwood Estates Addition to develop commercial, office, apartment and low-density residential uses east of South Sycamore Avenue between East 57th and East 69th Streets. STAFF: Steve Randall RECOMMENDATION: Approval 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. A landscape plan specifying the exact species and variety of each tree shall be submitted as part of the plan check. PETITIONER: Chuck Point, RONNING ENTERPRISES, INC.

23. ADJOURN.

A motion was made by Teresa Boysen and seconded by Anita Wetch to approve Meeting Adjourned at 9:10 PM
Motion Passed 7 - 0.