

CITY PLANNING COMMISSION  
Advisory Committee to City Council on Land Use and Zoning  
Meeting Agenda  
Wednesday, November 2, 2011  
7:00 PM

Chair: JESSIE SCHMIDT  
Vice Chair: KEN DUNLAP  
Subject: The City Planning Commission will meet at 7:00 PM on  
Wednesday, November 2, 2011 at Carnegie Town Hall, 235 West 10th Street.

MEETING ASSISTANCE: UPON REQUEST, ACCOMODATIONS FOR MEETINGS WILL BE PROVIDED FOR PERSONS WITH DISABILITIES. PLEASE CONTACT THE HUMAN RELATIONS OFFICE, SECOND FLOOR, CITY HALL, 224 WEST 9TH STREET, SIOUX FALLS, SD AT 367-8888 (VOICE) OR 367-7039 (TDD) 48 HOURS IN ADVANCE OF THE MEETING.  
ADDRESSING THE CITY PLANNING COMMISSION: PERSONS ADDRESSING THE SIOUX FALLS CITY PLANNING COMMISSION SHALL USE THE MICROPHONE AT THE FRONT PODIUM. PLEASE STATE YOUR NAME AND ADDRESS. PRESENTATIONS ARE LIMITED TO FIVE MINUTES.  
CITY PLANNING COMMISSION MEETINGS: SIOUX FALLS CITY PLANNING COMMISSION MEETINGS AIR LIVE ON CHANNEL 16 THE FIRST WEDNESDAY OF EACH MONTH AT 7:00 P.M.  
Channel 16 REBROADCAST: Saturday 10:30 A.M. REBROADCAST OF MOST RECENT CITY PLANNING COMMISSION MEETING (first Saturday after live meeting), TUESDAY 7:00 P.M. REBROADCAST OF MOST RECENT CITY PLANNING COMMISSION MEETING (first Tuesday after live meeting).

CONSENT AGENDA

1. APPROVAL OF OCTOBER 5, 2011 MINUTES OF REGULAR MEETING.
2. PLATS

CONSENT AGENDA APPROVAL

3. 2011-10-09: REZONE from the C-2, General Commercial District to Pages 1 - 6 the RA-2, Residential District for allowed uses at 611 S. Dakota Ave.  
Legal Description: S. 37.5' of Lot 10 Block 28, Dales 3rd Addition, Minnehaha County  
Staff Steve Randall  
Petitioner Sherry Niles, Rep. Helen Salen Estate  
Recommendation Approval
4. 2011-10-02: CONDITIONAL USE PERMIT in the C-3, Central Business Pages 7 - 16 District to allow an on-sale alcohol establishment at 323 S. Phillips Ave., Ste. A.  
Legal Description: Lot 6, Block 3, Gale's Addition, Minnehaha County  
Staff David Loveland  
Petitioner Randy Thorson, JLB-SF, Inc.  
Recommendation Approval

5. 2011-10-04: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicle sales, repair, and service at 3809 E. 10th St. Pages 17 - 26  
 Legal Description: Tracts 5 & 6, Tract 7 (Ex. E71.7') & Tract 8 (Ex. E 71.7'), East Park Square Addition, Minnehaha County  
 Staff Steve Randall  
 Petitioner Jim Lake, Vern Eide Motorcars, Inc.  
 Recommendation Approval
6. 2011-10-08: CONDITIONAL USE PERMIT in the C-3, Central Business District to allow residential uses on the first floor at 522 N. Main Ave. Pages 27 - 34  
 Legal Description: A portion of Block 23, Brookings & Edmunds Addition, Minnehaha County  
 Staff David Loveland  
 Petitioner Chris Thorkelson, Lloyd Companies  
 Recommendation Approval
7. 2011-10-01: PRELIMINARY SUBDIVISION PLAN in the AG, Agricultural District and the RS-2, Residential for the Shadow Valley Addition to develop single-family residential lots at W. 77th St. & Hughes Ave. Pages 35 - 46  
 Legal Description: Tract 4A, Beal's Addition, Lincoln County  
 Staff Steve Randall  
 Petitioner Don Runge  
 Recommendation Approval
8. 2011-09-11: MINOR AMENDMENT to Subarea C of the Prairie Meadows Planned Development District to allow a height of 17 feet and 8 feet wide at 6901 S. Minnesota Ave. Pages 47 - 58  
 Legal Description: Lot 3D, Block 15, Prairie Meadows 2nd Addition, Lincoln County  
 Staff Steve Randall  
 Petitioner Steve Thompson, Trademark Sign Solutions  
 Recommendation Approval

REGULAR AGENDA APPROVAL

9. 2011-10-05: MAJOR AMENDMENT to Subarea B of the Prairie Hills North Planned Development District to allow a truck wash in Subarea B at the NE Corner of W. 60th St. N & Granite Ln. Pages 59 - 76  
 Legal Description: S 1/2 SW 1/4 (Ex. H1, H2, H3, H4, H5 & Brigham Addition, and Ex. Pat of Granite Lane contained therein & Ex Great Meadow Addition), Section 30-102-49, Minnehaha County  
 Staff David Loveland  
 Petitioner Brett Roemen  
 Recommendation Approval
10. 2011-10-06: REZONE from the AG, Agricultural District to the Pages 77 - 86

RS-2, Residential District, the S, Institutional District,  
and the RC, Recreation/Conservation District for allowed uses  
at S. Western Ave. & County Road 106.

Legal Description: Tracts 2 & 3 of the SE 1/4 of  
Section 21-100-50, Lincoln County  
Staff David Loveland  
Petitioner Jim Holbeck, Harrisburg School District  
Recommendation Approval

11. 2011-10-07: PRELIMINARY SUBDIVISION PLAN for the Harrisburg Pages 87 - 100  
Schools Addition to be zoned RS-2, Residential and RC,  
Recreation/Conservation in order to develop residential,  
recreation and educational land uses at S. Western Ave. &  
County Road 106.

Legal Description: Tracts 2 & 3 of the SE 1/4 of  
Section 21-100-50, Lincoln County  
Staff David Loveland  
Petitioner Jim Holbeck, Harrisburg School District  
Recommendation Approval

12. 2011-10-03: MINOR AMENDMENT to Subarea C of the Westwood Pages 101 - 108  
Valley Planned Development District to reduce required  
side-yard setbacks to 7' for structures containing more  
than two residential units at W. 32nd St. & Norma Trail.

Legal Description: Block 9, Westwood Valley Addition,  
Minnehaha County  
Staff Steve Randall  
Petitioner Jon Broek, Westwood Valley LLC  
Recommendation Approval

13. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, DESIGNATING Pages 109 - 110  
BOUNDARIES FOR TAX INCREMENT FINANCE DISTRICT NO. 12

Staff Erica Beck, Community Development Department  
Recommendation Approval

14. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE Pages 111 - 114  
PROJECT PLAN FOR TAX INCREMENT FINANCE DISTRICT NO. 12

Staff Erica Beck, Community Development Department  
Recommendation Approval

15. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD DESIGNATING Pages 115 - 120  
BOUNDARIES FOR TAX INCREMENT FINANCE DISTRICT NO. 13

Staff Erica Beck, Community Development Department  
Recommendation Approval

16. REPORT OF THE SIGNAGE STUDY GROUP Pages 121 - 192

Staff Jeff Schmitt  
Recommendation Accept