

CITY PLANNING COMMISSION  
Advisory Committee to City Council on Land Use and Zoning  
Meeting Agenda  
Wednesday, December 5, 2012  
6:00 PM

Chair: Ken Dunlap  
Vice Chair: Meredith Larson  
Subject: The City Planning Commission will meet at 6:00 PM on  
Wednesday, December 5, 2012 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 CityLink THE FIRST WEDNESDAY OF EACH MONTH AT 6:00 P.M.  
CityLink REBROADCAST: Saturday 10:00 A.M. REBROADCAST OF MOST RECENT CITY PLANNING COMMISSION MEETING (first Saturday after live meeting), FRIDAY 7:00 P.M. REBROADCAST OF MOST RECENT CITY PLANNING COMMISSION MEETING (first Friday after live meeting).

CONSENT AGENDA

1. APPROVAL OF NOVEMBER 7TH, 2012 MINUTES OF REGULAR MEETING.
  
2. PLATS
  
3. 2012-11-01: REZONE RC, Recreation/Conservation District to RS-1, Residential District for allowed uses at 2821 W. 69th Street.  
Legal Description: Lot 1, Block 12, Prairie Hills West Addition, Lincoln County  
Staff Steve Randall  
Petitioner Steve Van Buskirk  
Recommendation Approval
  
4. 2012-11-14: REZONE I-2, Heavy Industrial District to C-3, Central Business District for allowed uses at 322 E. 8th Street.  
Legal Description: Lot 2, Zip Addition; N124' Lot B, Tract 17, CO.  
Aud. Sub. SW1/4 Section 16-101-49; Minnehaha County  
Staff Steve Randall  
Petitioner Keith Thompson  
Recommendation Approval
  
5. 2012-11-06: CONDITIONAL USE PERMIT in C-2, General Commercial District to allow motor vehicle display and sales at 2108 W. Burnside Avenue.  
Legal Description: W1/2 VAC ST & Lot 6 (EX E83') & Lot 7 (EX N25' E83') & all Lot 8, Block 32, Airport Addition, Minnehaha County

Staff Jason Bieber  
Petitioner Nicole Pieper  
Recommendation Approval

6. 2012-11-08: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicle display and sales at 2203 W. 12th Street.  
Legal Description: Lots 1-3 (EX H1), Block 4, Residence Park Addition, Minnehaha County  
Staff Jason Bieber  
Petitioner Terry Veldhouse  
Recommendation Approval
  
7. 2012-11-09: CONDITIONAL USE PERMIT in C-2, General Commercial District to allow motor vehicle display and sales at 1106 E. 3rd Street  
Legal Description: Lot 18B, Block 1, Gamberg's Addition, Minnehaha County  
Staff Steve Randall  
Petitioner John Beck  
Recommendation Approval
  
8. 2012-11-11: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow a church at 3201 S. Shirley Avenue.  
Legal Description: Lot 2A, Tract 1A, Menard's Addition, Minnehaha County.  
Staff Jason Bieber  
Petitioner Bart Connelly  
Recommendation Approval
  
9. 2012-11-12: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow a retail business at 1320 N. Cliff Avenue.  
Legal Description: Lots 16-20 (EX N7' & EX H1), Block 1, Mostrom's 1st Addition, Minnehaha County  
Staff Steve Randall  
Petitioner Tamie Payton  
Recommendation Approval
  
10. 2012-11-13: CONDITIONAL USE PERMIT in RS-1, Residential District to allow pre-school and day care at 5000 S. Western Avenue.  
Legal Description: Lot 3, Speir's Addition, Lincoln County  
Staff Jason Bieber  
Petitioner Tia Esser  
Recommendation Approval
  
11. 2012-11-16: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a pre-school and day care at 4060 S. Grange Drive.  
Legal Description: Lot D, Tract 5, Park South Addition, Minnehaha County  
Staff Steve Randall  
Petitioner Jessie Holte  
Recommendation Approval
  
12. 2012-11-07: MINOR AMENDMENT to Subarea A, Willow Creek Planned Development District to allow parking in the side yard at 901 S. Willow

Creek Place  
Legal Description: Lot 2B, Tract A, Delbridge Addition, Minnehaha  
County  
Staff Jason Bieber  
Petitioner David Erickson  
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

13. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE REVISED PROJECT  
BOUNDARY FOR TAX INCREMENT FINANCE DISTRICT #18

Staff Dave Loveland  
Petitioner City of Sioux Falls - Community Development  
Recommendation Approval

14. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE PROJECT PLAN  
FOR TAX INCREMENT FINANCE DISTRICT #18

Staff Dave Loveland  
Petitioner City of Sioux Falls - Community Development  
Recommendation Approval

ADJOURNMENT