

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, November 6, 2013
6:00 PM

Chair: KEN DUNLAP
Vice Chair: JESSIE SCHMIDT
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, November 6, 2013 at Carnegie Town Hall, 235 West 10th Street.

MEETING ASSISTANCE: UPON REQUEST, ACCOMMODATIONS 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).

INFORMATIONAL ITEM

CONSENT AGENDA

1. APPROVAL OF OCTOBER 2nd, 2013 MINUTES OF REGULAR MEETING.
2. PLATS
3. 2013-08-12: REZONE AG, Agricultural District and Windswept/ Timber Estates PD to the RS-1, Residential District and RC, Recreation/Conservation District for allowed uses located at 7901 S. Western Ave. Pages 1 - 10
Legal Description: Tract 1, Sea's Addition, Lincoln County
Staff Jason Bieber
Petitioner Joel McDowell, McDowell Companies
Recommendation Approval
4. 2013-10-03: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow motor vehicle repair located at 2100 N. Westport Avenue Pages 11 - 18
Legal Description: Lot 3, Tract 5, Knewls Addition, Minnehaha County
Staff Steve Randall
Petitioner Tom Broadbent, Airway Service, Inc.
Recommendation Approval
5. 2013-10-06: CONDITIONAL USE PERMIT in the RS-2, Residential Pages 19 - 30

District to construct a neighborhood utility facility located at 5800 W. 69th Street
Legal Description: Lot U-1 in S1/2 SW1/4 Section 7-100-50, Lincoln County
Staff Steve Randall
Petitioner Ronald Golden, East River Electric Power Coop, Inc.
Recommendation Approval

6. 2013-10-07: SPECIAL USE PERMIT in Subarea A, River Crossing Planned Development District to allow on-sale alcohol located at 5015 S. Western Avenue, Suite 260 Pages 31 - 36
Legal Description: Blocks 3, 5, 6 & 7 River Crossing Addition, Lincoln County
Staff Jason Bieber
Petitioner Jerry Stangeland, Relic Revivals
Recommendation Approval
7. 2013-10-08: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow on-sale alcohol located at 5400 W. 26th Street Pages 37 - 42
Legal Description: Lot 1, Tract 1 (EX H1), Silver Valley Plaza Addition Block 5A, Deer Creek Addition, Minnehaha County
Staff Jason Bieber
Petitioner Lyutsiya Anderson, Day of Indulgence
Recommendation Approval
8. 2013-10-11: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow motor vehicle display and sales located at 3501 S. Norton Avenue Pages 43 - 52
Legal Description: N1/2 N1/2 & S33' Vacated 43rd St. (Ex S15'), Block 1, Freid's Addition, Minnehaha County
Staff Steve Randall
Petitioner Mark Groeneweg, Groeneweg Auto Sales
Recommendation Approval
9. 2013-10-15: CONDITIONAL USE PERMIT in the C-2, General Commercial District for an on-sale alcohol establishment located at 2309 W. Madison Street. Pages 53 - 62
Legal Description: W 89' of Lots 1-3, Block 2, Harrison's Addition, Minnehaha County
Staff Jason Bieber
Petitioner Gerald Adams, Stanton Inc.
Recommendation Approval
10. 2013-10-16: CONDITIONAL USE PERMIT in the C-2, General Commercial and C-4, Planned Commercial District for a retail store greater than 15,000 square feet and on a parcel larger than an acre located at 1725 W. 41st Street. Pages 63 - 70
Legal Description: Lot 1B & 2A, Replat of Lots 1 & 2, Held Addition, Minnehaha County
Staff Diane de Koyer
Petitioner Jeremy Christopherson, RSA Architects
Recommendation Approval

11. 2013-10-02: FINAL DEVELOPMENT PLAN in Subarea E, Granite Valley Planned Development District to construct commercial storage units located at 1501 E. Dike Drive
Pages 71 - 80
Legal Description: Lot 12, Block 1, Granite Valley Addition, Minnehaha County
Staff Jason Bieber
Petitioner Troy Jansma
Recommendation Approval
12. 2013-10-05: FINAL DEVELOPMENT PLAN in Subarea D, Diamond Valley Planned Development District to construct a convenience store with gas dispensing located at 6401 S. Cliff Avenue
Pages 81 - 96
Legal Description: E. 200' of Block 12A, Diamond Valley Addition, Lincoln County
Staff Jason Bieber
Petitioner Tom Howes, I-90 Fuel Services
Recommendation Approval
13. 2013-10-13: FINAL DEVELOPMENT PLAN in Subarea A, Myrl & Roy's Addition Planned Development District to construct a building addition located at 3621 N. Potsdam Avenue
Pages 97 - 110
Legal Description: Lot 6, Block 2, Myrl and Roys Development Park Addition, Minnehaha County
Staff Steve Randall
Petitioner Dan Bastemeyer, Eagle Construction
Recommendation Approval
14. 2013-10-04: DESIGN REVIEW in the 49th Street Design Review District to allow a main floor addition located at 3823 S. Kiwanis Circle
Pages 111 - 118
Legal Description: Tract 6, Lot 5, Tract 3, Brown Addition, Minnehaha County
Staff Steve Randall
Petitioner Darla Erb, CEO, Voyage Federal Credit Union
Recommendation Approval
15. 2013-10-14: DESIGN REVIEW in the 49th Street Overlay District to allow a sign with more than 12" of clearance from the ground to the start of the sign face located at 3300 W. 49th Street.
Pages 119 - 130
Legal Description: S 187.5' of the E 160', Block 5, New Town Addition, Minnehaha County
Staff Steve Randall
Petitioner Robert Gilliland
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

16. 2013-10-12: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow unscreened outdoor storage
Pages 131 - 136

within 300 feet of an arterial street located at 910 E.
Benson Road
Legal Description: Lot B of Lot 10, Block 10, Sioux Empire
Development Park One Addition, Minnehaha County
Staff Jason Bieber
Petitioner Jerry Grode, Grode Brothers Land LLC
Recommendation Approval

17. 2013-10-17: CONDITIONAL USE PERMIT in C-3, Downtown Pages 137 - 144
Commercial to allow an on-sale alcohol establishment
located at 322 E. 8th Street.
Legal Description: Lots C, D and E, Tract 17 in SW1/
4 Section 16-101-49; Lot B, Zip Addition; Minnehaha County
Staff Diane de Koeyer
Petitioner Matthew J. Kede, Prairie Berry LLC dba Prairie Berry Winery
Recommendation Approval

ADJOURNMENT