

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,  
February 3, 2010 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

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).

ITEMS RECEIVED AND FILED

1. APPROVAL OF JANUARY 20, 2010 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2009-12-17: REZONE from the RA-1, Residential District to the RS-2, Residential District for allowed uses at 3020 N Van Eps Avenue.  
Recommendation: Staff recommends approval PETITIONER: James Zimmerman
4. 2010-01-01: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow a full-service restaurant within 150 feet of a residential use at 5315 W. 41st St. RECOMMENDATION: Staff recommends approval of the conditional use permit with the following conditions:
  1. Approval for this applicant only.
  2. Security Management Plan to be approved and updated with the Sioux Falls Police Department with a copy forwarded to the City Planning Office for review.PETITIONER: Muhamed Miftari, MTM EUROMARKET
5. 2010-01-04: PRELIMINARY SUBDIVISION PLAN for the Garden Village II Addition for development of commercial, office and residential uses at S. Minnesota Ave. & W. 85th St. RECOMMENDATION: Staff recommends approval of the preliminary subdivision plan. PETITIONER: Paul DeJong, TRECOM PROPERTIES II, LLC

APPROVAL OF CONSENT AGENDA

APPROVAL OF REGULAR AGENDA with Item 6 DEFERRED and Item 8 WITHDRAWN

6. 2010-01-06: REZONE from the C-4, Planned Commercial District and the RA-2 District to the Minnehaha County Courthouse Planned Development District for allowed uses at NE Corner of Minnesota Ave. & W. 3rd St. RECOMMENDATION: Staff recommends approval of the Rezoning. DEFERRED BY PETITIONER  
PETITIONER: Larry Crane, PERSPECTIVE
  
7. 2010-01-05: MAJOR AMENDMENT to Subarea D of the Westwood Valley Planned Development District to add residential storage as an allowed use, and add regulations pertaining to residential storage at W. 32nd St. & Mary Beth Ave. RECOMMENDATION: Staff recommends approval of the Major Amendment.  
PETITIONER: Rick Dunlap, WESTWOOD VALLEY LLC
  
8. 2009-12-11: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow two-family residential buildings at S. Southeastern Ave. & E. Buckingham St. WITHDRAWN BY PETITIONER
  
9. R2008-09-16: REVIEW OF CONDITIONAL USE PERMIT in the I-1 Light Industrial District to allow a motor vehicle repair shop at 1800 E. Benson Rd.  
RECOMMENDATION: Staff recommends approval of the conditional use permit.  
PETITIONER: Marvie Tschetter, LANKOTA INC.
  
10. ADJOURN