

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 Thursday, June 3, 2010 at Carnegie Town Hall, 235 West 10th Street.

Members Present: Members Absent:
Mike Roth Pam Breidenbach
Kent Metzger Lynnette Olson
Jessie Schmitdt
Meredith Larson
Ken Dunlap
Darla Erb
Steve Gaspar

ITEMS RECEIVED AND FILED

1. APPROVAL OF MAY 5, 2010 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2010-05-03: CONDITIONAL USE PERMIT in the S, Institutional District to allow expansion of a non-conforming use at 1709 S. Summit Ave. Staff recommends approval of the conditional use permit.
4. 2010-04-15: FINAL DEVELOPMENT PLAN in Subarea A of the Eastern Hills Planned Development District to construct four-plex residential buildings at E. 53rd St. & S. Banyon Ave. Staff recommends approval of the Final Development Plan subject to the following conditions: Ash tree species are not allowed for required landscaping.
5. 2010-05-06: FINAL DEVELOPMENT PLAN in Subarea A of the Diamond Village Planned Development District to construct four-plex residential buildings at E. 77th St. & S. Tomar Rd. Staff recommends approval of the Final Development Plan.

APPROVE CONSENT AGENDA

A motion was made by Steve Gaspar and seconded by Darla Erb to approve CONSENT AGENDA

Motion Passed 6 - 0

REGULAR AGENDA

A motion was made by Mike Roth and seconded by Kent Metzger to approve REGULAR AGENDA with Item 7 deferred

Motion Passed 6 - 0

6. 2010-05-01: REZONE from the RS-1, Residential District to the O, Office District for allowed uses at 4324 S. Minnesota Ave.

A motion was made by Kent Metzger and seconded by Mike Roth to approve 2010-05-01: REZONE from the RS-1, Residential District to the O, Office District for allowed uses at 4324 S. Minnesota Ave.

Motion Passed 6 - 0

7. 2010-01-08: CONDITIONAL USE PERMIT in the RD, Residential District to allow a congregate care facility at 329 S. Omaha Ave. Staff recommends approval of the conditional use permit with the following condition:
Ash tree species are not allowed for required landscaping.
DEFERRED BY PETITIONER

8. 2010-05-07: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow an on-sale alcohol establishment at 3224 E. 10th St. Staff recommends approval of the conditional use permit with the following conditions: 1. Approval for this applicant only. 2. Security Management Plan to be updated and approved with the Sioux Falls Police Department with a copy forwarded to the City Planning Office.

A motion was made by Ken Dunlap and seconded by Darla Erb to approve 2010-05-07: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow an on-sale alcohol establishment at 3224 E. 10th St. with the following conditions: 1. Approval for this applicant only. 2. Security Management Plan to be updated and approved with the Sioux Falls Police Department with a copy forwarded to the City Planning Office.

Motion Passed 6 - 0

9. 2010-05-10: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow off-sale alcohol at 1806 S. Minnesota Ave. Staff recommends approval of the conditional use permit with the following conditions:
1. A security management plan be approved by the Sioux Falls Police Department. 2. Approval for this applicant only.

A motion was made by Jessie Schmitdt and seconded by Kent Metzger to approve 2010-05-10: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow off-sale alcohol at 1806 S. Minnesota Ave. with the following conditions:
1. A security management plan be approved by the Sioux Falls Police Department.
2. Approval for this applicant only.

Motion Passed 6 - 0

10. 2010-05-11: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow off-sale alcohol at 2605 W. 12th St. Staff recommends approval of the conditional use permit with the following conditions: 1. A security management plan is approved by the Sioux Falls Police Department. 2. For this applicant only.

A motion was made by Jessie Schmitdt and seconded by Steve Gaspar to approve 2010-05-11: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow off-sale alcohol at 2605 W. 12th St. with the following conditions: 1. A security management plan is approved by the Sioux Falls Police Department. 2. For this applicant only.

Motion Passed 6 - 0

11. 2010-05-02: FINAL DEVELOPMENT PLAN in Subarea A of the Platinum Valley Planned Development District to allow construction of a restaurant at NE Corner of 74th St. & Connie Ave. Staff recommends approval of the Final Development Plan subject to the following conditions: Develop sidewalk connection from right-of-way sidewalk to the building entryway.

A motion was made by Jessie Schmitdt and seconded by MIke Roth to approve 2010-05-02: FINAL DEVELOPMENT PLAN in Subarea A of the Platinum Valley Planned Development District to allow construction of a restaurant at NE Corner of 74th St. & Connie Ave. subject to the following conditions:

1. Develop sidewalk connection from right-of-way sidewalk to the building entryway

Motion Passed 6 - 0

12. 2010-05-05: FINAL DEVELOPMENT PLAN in Subarea A of the Pettigrew Heights 11th & Duluth Planned Development District to construct a mixed use retail and residential building at 517 W. 11th St. Staff recommends approval of the Final Development Plan subject to the following conditions: The trash enclosure shall be constructed of materials similar to those used on the main building.

A motion was made by Steve Gaspar and seconded by Darla Erb to approve 2010-05-05: FINAL DEVELOPMENT PLAN in Subarea A of the Pettigrew Heights 11th & Duluth Planned Development District to construct a mixed use retail and residential building at 517 W. 11th St. subject to the following conditions:

1. The trash enclosure shall be constructed of materials similar to those used on the main building.

Motion Passed 6 - 0

13. 2010-05-12: FINAL DEVELOPMENT PLAN and MINOR AMENDMENT in Subarea B of the 57th Street West Planned Development District to construct an office building and reduce the required rear-yard setback to 0 feet at S. Nevada Ave. (south of W. 57th St.) Staff recommends approval of the Final

Development Plan subject to the following conditions:

Provide a sidewalk connection from the right-of-way sidewalk to the entryway of the building.

A motion was made by Mike Roth and seconded by Kent Metzger to approve 2010-05-12: FINAL DEVELOPMENT PLAN and MINOR AMENDMENT in Subarea B of the 57th Street West Planned Development District to construct an office building and reduce the required rear-yard setback to 0 feet at S. Nevada Ave. (south of W. 57th St.)

Motion Passed 6 - 0

ADJOURN.

A motion was made by Mike Roth and seconded by Steve Gaspar to approve
ADJOURN.

Motion Passed 6 - 0

Meeting adjourned at 9:15 PM.