

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,
December 1, 2010 at Carnegie Town Hall, 235 West 10th Street.

Members Present: Members Absent:

Kent Metzger Darla Erb
Ken Dunlap
Jessie Schmidt
Meredith Larson
Pam Breidenbach
Lynnette Olson
Steve Gaspar
Mike Roth

1. APPROVAL OF NOVEMBER 3, 2010 MINUTES OF REGULAR MEETING.
2. PLATS
3. 2010-11-04: REZONE from the RA-1, Residential District and O, Office District to the Eastern Hills Planned Development District for allowed uses at 4200 S. Sycamore Ave.
4. 2010-11-07: REZONE from the C-2, General Commercial District to the Crescent Planned Development District for allowed uses at 700 N. Main Ave. WITHDRAWN by PETITIONER
5. 2010-10-07: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow an on-sale alcohol establishment and to develop a site greater than an acre at NE Corner of W. 41st St. and S. Tea Ellis Road. Staff recommend approval 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. 3. Ash tree species are not allowed for required tree plantings. A landscape plan specifying the exact species and variety of each tree shall be submitted as part of the plan check.
6. 2010-11-05: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow a full-service restaurant within 100 feet of residential uses at 3638 S. Southeastern Ave. Staff recommends approval of the conditional use permit with the following conditions: 1. Approval for this applicant only. 2. A security management plan shall be approved by the Sioux Falls Police Department prior to the issuance of an alcohol license.
7. 2010-11-09: CONDITIONAL USE PERMIT in the RD, Residential District to construct four-plex residential buildings at NE Corner of S. Linedrive Ave. and E. 45th St. Staff recommends approval of the conditional use permit with the following condition: 1. Provide public sidewalk. 2. Provide living ground cover between driveways.

CONSENT AGENDA APPROVAL

A motion was made by Kent Metzger and seconded by Mike Roth to approve CONSENT AGENDA APPROVAL with Item 4 WITHDRAWN

Motion Passed 7 0

REGULAR AGENDA APPROVAL with Item 8 and 10 Deferred and Item 9 Withdrawn

A motion was made by Pam Breidenbach and seconded by Steve Gaspar to approve REGULAR AGENDA APPROVAL with Item 8 and 10 Deferred and Item 9 Withdrawn

Motion Passed 7 0

8. 2010-11-06: MAJOR AMENDMENT in Subarea J of the Bentwood Village Planned Development District to add four-plex residential structures as an allowed land-use at North of W. 85th St. and S. Beal Ave. DEFERRED by PETITIONER
9. 2010-10-06: MAJOR AMENDMENT in Subarea B of the Village at Heather Ridge Planned Development District to allow C-4, Planned Commercial District uses at 6200 S. Old Village Place. WITHDRAWN by PETITIONER
10. 2010-11-02: MAJOR AMENDMENT in Subarea A of the Southern Hills Planned Development District to add gas dispensing station and off-sale alcohol as allowed land uses at SE Corner of E. 57th St. and S. MacArthur Lane. DEFERRED BY PETITIONER
11. 2010-11-08: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow expansion of an on-sale alcohol establishment onto adjacent property at 320 S. Lincoln Ave. Staff recommends approval of the conditional use permit with the following conditions: 1. A legal description of the subject property and the existing establishment property is to be combined for ownership. 2. Conditional use expansion is for the plan capacity as presented, any additional increase in this use or additional uses will require a revised conditional use permit hearing. 3. Outdoor music is not allowed.

A motion was made by Jessie Schmidt and seconded by Pam Breidenbach to approve 11. 2010-11-08: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow expansion of an on-sale alcohol establishment onto adjacent property at 320 S. Lincoln Ave. with the following conditions: 1. A legal description of the subject property and the existing establishment property is to be combined for ownership. 2. Conditional use expansion is for the plan capacity as presented, any additional increase in this use or additional uses will require a revised conditional use permit hearing. 3. Outdoor music is not allowed. 4. Not to exceed more than 6 picnic tables.</

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Motion Passed 7 0

ADJOURNMENT

A motion was made by Steve Gaspar and seconded by Lynnette Olson to approve
ADJOURNMENT