

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, July
7, 2010 at Carnegie Town Hall, 235 West 10th Street.

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

ITEMS RECEIVED AND FILED

1. APPROVAL OF JUNE 2, 2010 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2010-06-02: MAJOR AMENDMENT in the Manifold Acres Planned Development District to revise boundaries for Subareas B & C at Intersection of S. Sycamore Ave. and E. 41st Street. RECOMMENDATION: Approval STAFF: Dave Loveland PETITIONER: Chuck Point RONNING ENTERPRISES
4. 2010-06-04: REZONE from the AG, Agricultural District to the RS-2, Residential District for allowed uses at S. Faith Avenue and E. 49th Street. RECOMMENDATION: Approval STAFF: Dave Loveland PETITIONER: Chuck Moss, VALLEY INVESTOR LLC
5. 2010-06-09: REZONE from the I-1, Light Industrial District to the C-4, Planned Commercial District for allowed uses at 2111 N. Louise Circle. RECOMMENDATION: Approval STAFF: Dave Loveland PETITIONER: Jim Burma, BURMA SAVE & STORE
6. 2010-06-12: REZONE from the RC, Recreation/Conservation District to the C-3, Central Business District for allowed uses at 243, 303, 305 & 307 E. 8th Street. RECOMMENDATION: Approval STAFF: Dave Loveland PETITIONER: Craig Llyod, LLYOD COMPANIES
7. 2010-06-14: REZONE from the RC, Recreation/Conservation District to the C-3, Central Business District for allowed uses at 201 E. 8th Street RECOMMENDATION: Approval STAFF: Dave Loveland PETITIONER: Erica Beck, CITY OF SIOUX FALLS
8. 2010-06-16: REZONE from the RS-2, Residential District to Subarea A of the Sanford Health Planned Development District for allowed uses at 816 S. Covell Ave. RECOMMENDATION: Approval STAFF: Dave Loveland PETITIONER: Don Kooiman, SANFORD HEALTH

9. 2010-06-08: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow an auto storage yard at 520 S. Valley View Road. RECOMMENDATION: Staff recommends APPROVAL of the conditional use permit with the following condition:
1. No ash trees and ash varieties shall be used to meet minimum landscaping requirements.
- STAFF: Steve Randall PETITIONER: Bruce Sharpe, LANG PROPERTIES
10. 2010-06-10: CONDITIONAL USE PERMIT in the S, Institutional District to allow a day care facility and group home within 1,000 feet of another group home at 1310 W. 51st Street. RECOMMENDATION: Staff recommends APPROVAL of the conditional use permit with the following conditions: 1. Phase Two building design is to be similar in form, materials and colors to Phase One. 2. Provide trash enclosure wall materials and colors similar to main building. 3. Provide a landscaping schedule to conform to the landscaping plan as presented. Ash tree species are not allowed. 4. Public sidewalk is required to be constructed along W. 51st Street. 5. A site and building security management plan is to be approved by the Police Department and submitted to Zoning and Building Services prior to building permit issuance. STAFF: Steve Randall PETITIONER: John C. Hart, VOLUNTEERS OF AMERICA
11. 2010-06-13: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow motor vehicle display and sales at 2905 W. 3rd Street. RECOMMENDATION: Staff recommends APPROVAL of the conditional use permit with the following conditions:
1. No ash trees and ash varieties shall be used to meet minimum landscaping requirements.
 2. Outdoor unscreened storage of parts and inoperable or unlicensed vehicles is prohibited.
- STAFF: Steve Randall PETITIONER: Jeff Murphy, JEFF MURPHY AUTO SALES

CONSENT AGENDA

A motion was made by Mike Roth and seconded by Darla Erb to approve CONSENT AGENDA

Motion Passed 5 - 0

REGULAR AGENDA

12. 2010-01-08: CONDITIONAL USE PERMIT in the RD, Residential District to allow a congregate care facility at 329 S. Omaha Ave. RECOMMENDATION: Staff recommends APPROVAL of the conditional use permit with the following condition: 1. No ash trees and ash varieties shall be used to meet minimum landscaping requirements. STAFF: Dave Loveland PETITIONER: Chris Torkelson, LLOYD COMPANIES

A motion was made by Ken Dunlap and seconded by Mike Roth to approve 12.
2010-01-08: CONDITIONAL USE PERMIT in the RD, Residential District to allow a

congregate care facility at 329 S. Omaha Ave. RECOMMENDATION: Staff recommends APPROVAL of the conditional use permit with the following condition:

1. No ash trees and ash varieties shall be used to meet minimum landscaping requirements.
STAFF: Dave Loveland PETITIONER: Chris Torkelson, LLOYD COMPANIES

Motion Passed 5 - 0

13. 2010-06-03: CONDITIONAL USE PERMIT in the O, Office District to allow a college at 5001 W. 41st Street. RECOMMENDATION: Approval STAFF: Josh Peterson PETITIONER: Daisy Halverson, MOUNT MARTY COLLEGE

A motion was made by Mike Roth and seconded by Darla Erb to approve 13. 2010-06-03: CONDITIONAL USE PERMIT in the O, Office District to allow a college at 5001 W. 41st Street. RECOMMENDATION: Approval STAFF: Josh Peterson PETITIONER: Daisy Halverson, MOUNT MARTY COLLEGE

Motion Passed 5 - 0

14. INFORMATIONAL: NOTIFICATION PROCESS FOR PUBLIC HEARINGS

ADJOURN

A motion was made by Mike Roth and seconded by Steve Gaspar to approve 15.
ADJOURN

Motion Passed 5 - 0