

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,  
August 4, 2010 at Carnegie Town Hall, 235 West 10th Street.

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

ITEMS RECEIVED AND FILED

1. APPROVAL OF JULY 1, 2009 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2009-03-26: REZONE from the O, Office District to the 57th Street East Planned Development District for allowed uses at 3500 W. 59th St. RECOMMENDATION: Approval STAFF: Steve Randall PETITIONER: Bruce Eide
4. 2009-07-02: MINOR AMENDMENT in Subarea C of the Diamond Valley Planned Development District to allow a rear-yard setback reduction from 25 feet to 21'10" at 1105 E. 73rd St. RECOMENDATION: Approval STAFF: Dave Loveland PETITIONER: Bonnie Mogen, DUNHAM COMPANIES
5. 2009-07-01: FINAL DEVELOPMENT PLAN in Subarea C of the Diamond Valley Planned Development District to construct and eight-plex residential apartment building and eight-stall garage at 1105 E. 73rd St. RECOMMENDATION: Approval of the Final Development Plan with the following stipulations:
  1. A sod and irrigation system shall be provided for all unpaved areas of the site. The plans shall be included as part of the building plan check for permits.STAFF: Dave Loveland  
PETITIONER: Bonnie Mogen, DUNHAM COMPANIES
6. 2009-07-04: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow unscreened outdoor storage for a contractor storage yard at 105 N. Fairfax Ave. and 106 N. Indiana Ave. RECOMMENDATION: Approval STAFF: Steve Randall PETITIONER: Robert Jarding, ELECTRIC SUPPLY CO.

7. APPROVAL OF CONSENT AGENDA

A motion was made by Lynnette Olson and seconded by Darla Erb to approve APPROVAL OF CONSENT AGENDA

Motion Passed 7 - 0

REGULAR AGENDA

8. 2009-07-03: REZONE from the MH, Manufacture Home District to the C-2, General Commercial District for allowed uses at 6701 W. 12th St. RECOMMENDATION: Approval STAFF: Steve Randall PETITIONER: William Hinks

Lynnette Olson Stepped down for this item.

A motion was made by Jessie Schmidt and seconded by Kent Metzger to approve

Motion Passed 7 - 0

9. 2009-07-07: REZONE from the RA-2, Residential District and the O, Office District to the Pettigrew Heights Planned Development District for allowed uses at 600 W. 12th St., 616 W. 12th St., and 322 S. Duluth Ave. RECOMMENDATION: Approval STAFF: Steve Randall PETITIONER: Dave Erickson, VAN DE WALLE ASSOCIATES

Darla Erp Stepped down for this item.

A motion was made by Kent Metzger and seconded by Mike Roth to approve

Motion Passed 7 - 0

10. 2009-03-14: MAJOR AMENDMENT to Subarea E of the Dawley Farm Village Planned Development District to allow C-4, Planned Commercial District uses as permitted and to conduct minor subarea boundary line adjustments throughout the Planned Development District at E. 18th St. and SD Hwy 11. RECOMMENDATION: Approval STAFF: Dave Loveland PETITIONER: Dick Dempster, ARCH INC.

A motion was made by Ken Dunlap and seconded by Kent Metzger to approve

Motion Passed 7 - 0

11. 2009-06-17: MAJOR AMENDMENT to Bentwood Place Planned Development District to realign subarea boundaries and change the name to the Bentwood Village Planned Development District at SE Corner of W. 69th St. and S. Tallgrass Ave. RECOMMENDATION: Approval STAFF: Dave Loveland PETITIONER: Jason Benson, BENTWOOD PLACE INC.

Items 10 and 11 were heard concurrently.

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

Motion Passed 7 - 0

12. 2009-07-06: MAJOR AMENDMENT to the PRELIMINARY SUBDIVISION PLAN for Bentwood Village Addition for the development of residential, office, commercial and open space land uses at W. 69th St. & S. Tallgrass Ave. RECOMMENDATION: Approval with the following stipulations: 1. Security management plan approved by Sioux Falls Crime Prevention Officer. 2. Approved for this Applicant only. 3. Lighting, signage and landscaping plans as reviewed and approved by staff for the 1996 Conditional Use Permit for Dan Nelsen. STAFF: Dave Loveland PETITIONER: Jason Benson, BENTWOOD PLACE INC.

Item 10 and Item 11 were heard concurrently.

A motion was made by Lynnette Olson and seconded by Kent Metzger to approve with the following stipulations: 1. Security management plan approved by Sioux Falls Crime Prevention Officer. 2. Approved for this Applicant only. 3. <BR>Lighting, signage and landscaping plans as reviewed and approved by staff for the 1996 Conditional Use Permit for Dan Nelsen.

Motion Passed 7 - 0

13. 2009-07-05: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow an on-sale alcohol establishment with video lottery at 2900 W. 12th St. RECOMMENDATION: Approval of the Final Development Plan and Minor Amendment with the following stipulations: Security management plan approved by Sioux Falls Crime Prevention Officer. Approved for this Applicant only. Lighting, signage and landscaping plans as reviewed and approved by staff for the 1996 Conditional Use Permit for Dan Nelsen. STAFF: Steve Randall PETITIONER: Dwight Duimstra

Added three stipulations with the original third stipulation struck.

1. Subject to site plan as presented.
2. Subject to the signage plan as presented.
3. Subject to a one year review.

