

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 1, 2009 at Carnegie Town Hall, 235 West 10th Street.

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

ITEMS RECEIVED AND FILED

1. APPROVAL OF JUNE 3, 2009 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2009-05-18: REZONE from the C-1, Neighborhood Commercial District to the RS-2, Residential District for allowed uses at 1100 S. Blaine Ave. Staff recommends approval.
4. 2009-05-11: MAJOR AMENDMENT to Subarea E of the Brady Estates Planned Development District to revise subarea boundaries by creating Subarea G at NE Corner of S. Southeastern Ave. & E. Marson Dr. WITHDRAWN by PETITIONER
5. 2009-05-19: CONDITIONAL USE PERMIT in the C-3, Central Business District to allow an on-sale alcohol establishment at 330 N. Main Ave. 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.
6. 2009-06-03: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicle storage, sales and display at 1105 S. Minnesota Ave. Staff recommends approval.
7. 2009-06-07: CONDITIONAL USE PERMIT in the O, Office District and RS-2, Residential District to allow a Day Care Center at 1700 S. Cliff Ave. Staff recommends approval of the conditional use permit with the following conditions:
 1. Revised site plan to indicate minimum four feet high security fencing at the north play area.

2. Revised parking plan to indicate parking spaces reserved for day care use at the building entrance.

8. 2009-06-08: FINAL DEVELOPMENT PLAN in Subarea A of the Diamond Village Planned Development District to construct four-plexes at E. 73rd St. and S. Tomar Ave. Staff recommends approval of the Final Development Plan with the following stipulations:
 1. Black Ash, Green Ash or other ash tree varieties shall comprise no more than ten percent (10%) of the total deciduous shade tree count, as recommended by the City Forester in the published Street Tree Guide. A landscape plan specifying the exact species and variety of each tree shall be submitted as part of the plan check.

9. 2009-06-16: MINOR AMENDMENT in Subarea D of the Shadow Creek Planned Development District to allow the installation of athletic field light poles up to 90 feet in height at S. Cliff Ave. & E. 69th St. Staff recommends approval.

APPROVAL OF CONSENT AGENDA with Item 4 Withdrawn

A motion was made by Lynnette Olson and seconded by Kent Metzger to approve

Motion Passed 6 - 0

REGULAR AGENDA

10. REPORT ON REVISED CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow motor vehicle display and sales and retail trade and services including motorized sales at 1700 N. Cliff Avenue.

Commission heard report. No action was taken.

11. 2009-05-12: MAJOR AMENDMENT to Subarea B of the Morrow Planned Development District for allowed uses at 6400 W. 43rd St. WITHDRAWN BY PETITIONER

Commissioner Meredith Larson stepped down from voting on Item 12.

12. 2009-06-05: REZONE from the RS-2, Residential District and the North American Baptist Seminary Planned Development District to Subarea A of Sanford USD Medical Center Planned Development District for allowed uses from 22nd to 26th Streets and from Grange to Covell Avenues. Staff recommends approval.

A motion was made by Kent Metzger and seconded by Meredith Larson to approve 12. 2009-06-05: REZONE from the RS-2, Residential District and the North American Baptist Seminary Planned Development District to Subarea A of Sanford USD Medical Center Planned Development District for allowed uses from 22nd to 26th Streets and from Grange to Covell Avenues. Staff recommends approval.

Motion Passed 5 - 0

13. 2009-04-14: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow an on-sale alcohol establishment at 2019 S. Minnesota Ave. Staff recommends approval with the following conditions being met prior to building permit issuance:

1. Security management plans approved by City Police Department for on-sale and off-sale alcohol establishments.
2. Parking lot security lighting plan reviewed by City Police Department and approved by Zoning and Building Services.
3. Outdoor seating is prohibited.

Substitute motion to landscape as indicated in site plan.

Commissioner Meredith Larson stepped down from the meeting for Items 14, 15, and 16.

A motion was made by Ken Dunlap and seconded by Meredith Larson to approve with additional stipulations
4. No access onto Spring Ave.
5. Six foot screen fence between residential property

A motion was made by Kent Metzger and seconded by Ken Dunlap to approve Landscape as indicated on site plan

Motion Passed 5 - 1

14. 2009-06-10: MINOR AMENDMENT in Subarea A to allow a reduction in the required setback along Grange Avenue for the placement of an electrical vault at W. 18th St. & S. Grange Ave. (Related to Items 15 & 16) Staff recommends approval.

A motion was made by Lynnette Olson and seconded by Mike Roth to approve

Motion Passed 6 - 0

15. 2009-06-11: MINOR AMENDMENT in Subarea A of the Sanford USD Medical Center Planned Development District to allow the relocation of required street trees for utility placement at W. 18th St. & S. Grange Ave. (Related to Items 14 & 16) Staff recommends approval.

A motion was made by Kent Metzger and seconded by Darla Erb to approve

Motion Passed 6 - 0

16. 2009-06-12: FINAL DEVELOPMENT PLAN in Subarea A of the Sanford USD Medical Center Planned Development
District to construct a heart hospital at W. 18th St. & S. Grange Ave.
(Related to Items 14 & 15) Staff recommends approval.

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

Motion Passed 5 - 0

17. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD REPEALING THE REVISED ORDINANCES OF THE CITY
BY AMENDING APPENDIX "D" ENTITLED FLOODPLAIN MANAGEMENT ORDINANCE OF SIOUX FALLS
Applicant: City of Sioux Falls
Recommendation: Approval

A motion was made by Meredith Larson and seconded by Darla Erb to approve

Motion Passed 6 - 0

18. ADJOURN.