

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

Members Present: Members Absent:

Kent Metzger None.

Anita Wetch

Teresa Boysen

Ken Dunlap

Meredith Larson

Jessie Schmidt

Pam Breidenbach

Darla Erb

Lynnette Olson

ITEMS RECEIVED AND FILED

1. APPROVAL OF MARCH 4, 2009 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2009-03-08: REZONE from the C-4, Planned Commercial District to the C-2, General Commercial District
for allowed uses at 1400 North Cliff Avenue. RECOMMENDATION: Approval
STAFF: Dave Loveland
PETITIONER: Dave Billion, BILLION AUTO
4. 2009-03-11: REZONE from the AG, Agricultural District to the C-4, Planned Commercial District
for allowed uses at Southeast corner of 85th Street & South Minnesota Avenue.
RECOMMENDATION: Approval STAFF: Dave Loveland
PETITIONER: Steve Van Buskirk, MVP PROPERTIES.
5. 2009-03-19: REZONE from the C-4, Planned Commercial District to the I-1, Light Industrial District for allowed uses
at 4501 W 61st Street North. RECOMMENDATION: Approval
STAFF: Dave Loveland PETITIONER: Christine Belitz, SD LIONS EYE BANK, INC.
6. 2009-03-05: MAJOR AMENDMENT to Subarea B of the Valhalla Planned Development District to add church
as a permitted use at 4601-4605 South Techlink Circle.
RECOMMENDATION: Approval
STAFF: Steve Randall PETITIONER: Calvin Nuemeister, NUEMEISTER PROPERTIES
7. 2009-02-20: CONDITIONAL USE PERMIT in the C-2, General Commercial District

to allow motor
vehicle sales and display at 1401 South Minnesota Avenue.

RECOMMENDATION: Approval

STAFF: Dave Loveland PETITIONER: Mike Wendt, EMPIRE AUTO SALES

8. 2009-03-03: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow additional spaces for a used car lot at 121 North Marion Road.

RECOMMENDATION: Approval

STAFF: Dave Loveland PETITIONER: Brad Engbarth, ENGBARTH DRILLING INC.

9. 2009-03-12: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow motor vehicle sales and display at Southeast Corner of West 85th Street and South Minnesota Avenue.

RECOMMENDATION: Approval STAFF: Dave Loveland

PETITIONER: Chad Van Buskirk, VAN BUSKIRK CONSTRUCTION

10. 2009-03-04: FINAL DEVELOPMENT PLAN in Subarea W of the Platinum Valley III Planned Development District to construct four-plexes at 3401, 3405, 3501 and 3503 West 93rd Street.

RECOMMENDATION: Approval STAFF: Dave Loveland

PETITIONER: Mark Alden, PRAIRIE GRASS, INC.

APPROVAL OF CONSENT AGENDA

REGULAR AGENDA

11. 2009-03-01: REZONE from the RC, Recreation/Conservation District to the Harmodon Park Planned Development District for allowed uses at Southwest Corner of East 41st Street and SD Highway 11.
- RECOMMENDATION: Approval STAFF: Dave Loveland PETITIONER: Don Kearney, SF PARKS DEPT.

A motion was made by Kent Metzger and seconded by Meredith Larson to approve
3. 2009-03-01: REZONE from the RC, Recreation/Conservation District to the Harmodon Park Planned Development District for allowed uses at Southwest Corner of East 41st Street and SD Highway 11. RECOMMENDATION: Approval STAFF: Dave Loveland PETITIONER: Don Kearney, SF PARKS DEPT.

Motion Passed 8 - 0

12. R2008-03-10: ONE YEAR REVIEW OF CONDITIONAL USE PERMIT in C-3, Central Business District, to allow an on-sale alcohol establishment at 109 East 10th Street.
- RECOMMENDATION: Acceptance STAFF: Dave Loveland PETITIONER: Saul Orozco, BILLARES DON SAUL

A motion was made by and seconded by to approve

Motion Passed 8 - 0

13. 2009-03-16: REZONE from the River Oaks Planned Development District to the C-4, Planned Commercial District for allowed uses at 1224 East 57th Street.
RECOMMENDATION: Approval STAFF: Steve Randall
PETITIONER: Todd Olson, OLSON OIL

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

Motion Passed 7 - 1

14. 2009-03-17: REZONE from the River Oaks Planned Development District to the O, General Office District for allowed uses at 1200 East 57th Street.
RECOMMENDATION: Approval STAFF: Steve Randall
PETITIONER: Todd Olson, OLSON OIL

A motion was made by Ken Dunlap and seconded by Jessie Schmidt to approve

Motion Passed 8 - 0

15. 2009-02-14: MAJOR AMENDMENT to Subarea A of the Hazeltine Planned Development District to include C-4, Planned Commercial District for allowed uses at West Benson Road and North Marion Road.
RECOMMENDATION: Approval STAFF: Steve Van Buskirk, MVP PROPERTIES INC.

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

Motion Passed 8 - 0

16. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY FOR CAMPGROUNDS AND TRAVEL TRAILERS. RECOMMENDATION: Defer STAFF: Shawna Goldammer PETITIONER: City of SF Zoning Office

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

Motion Passed 8 - 0

17. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY BY ADDING LANGUAGE TO REZONING APPLICATION REQUIREMENTS.

RECOMMENDATION: Approve STAFF: Dave Loveland
PETITIONER: City of SF Planning Dept.

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

Motion Passed 8 - 0

18. 2009-03-09: CONDITIONAL USE PERMIT in the C-1, Neighborhood Commercial District to allow a drive-up window at 500 South Cleveland Avenue.
RECCOMENDATION: Staff recommends approval of the conditional use permit with the following conditions:
1. Outdoor speakers are prohibited.
 2. A six-foot high solid wood fence is required along the east property line from the southwest corner of the property north to the required front yard setback.
- STAFF: Steve Randall PETITIONER: Robert Wentz, REW PROPERTIES

A motion was made by Jessie Schmidt and seconded by to defer

Motion Passed 7 - 1

19. 2009-03-18: CONDITIONAL USE PERMIT in the C-3, Central Business District to allow a Full-Service Restaurant within 100 feet of residential uses at 210 South Main Avenue. RECOMMENDATION: Staff recommends approval of the conditional use permit with the following conditions:
1. Approval for this applicant only.
 2. A security management plan to be approved by the Police Department.
 3. Any proposed outdoor seating as related to the restaurant use will require review and approval by the City Planning Office.
- STAFF: Dave Loveland PETITIONER: Stacy Newcomb, BALLARD BUILDING RESTAURANT

A motion was made by Meredith Larson and seconded by Kent Metzger to approve with the following conditions:
1. Approval for this applicant only.
2. A security management plan to be approved by the Police Department.
3. Any proposed outdoor seating as related to the restaurant use will require review and approval by the City Planning Office

Motion Passed 8 - 0

20. ADJORN.

Meeting adjourned at 8:40 PM

A motion was made by and seconded by to approve

Motion Passed 7 - 1