

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,
February 4, 2009 at Carnegie Town Hall, 235 West 10th Street.

Members Present: Members Absent:
Kent Metzger Lynnette Olson
Anita Wetch
Teresa Boysen
Ken Dunlap
Meredith Larson
Jessie Schmidt
Pam Breidenbach
Darla Erb

ITEMS RECEIVED AND FILED

1. APPROVAL OF JANUARY 7, 2009 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2009-01-03: REZONE from the RD, Residential District to the RA-2, Residential District for allowed uses at 1227 East 8th Street and 131 North Sherman Avenue. (Staff recommends approval.) Petitioner: Vergil Benz
4. 2009-01-05: REZONE from the AG, Agricultural District to the RS-2, Residential District and RD, Residential District for allowed uses at the Southwest Corner of East 41st Street and South Six Mile Road. (Staff recommends approval.) Petitioner: Brian Bauer R.E. LAX INVESTMENTS LLC
6. 2009-01-06: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow an on-sale alcohol establishment at 3224 East 10th Street. Staff recommends approval of the conditional use permit with the following conditions:
 1. Approval for this applicant only.
 2. A Security Management shall be approved by the Sioux Falls Police Department .PETITIONER: Anne Gasper BUSTA GUT
7. 2008-12-17: MINOR AMENDMENT in Subarea C of the Avera McKennan Planned Development District to reduce the required front-yard setback from 25 feet to 10 feet and the rear yard setback to 1 foot at South 8th Avenue & East 23rd Street. (Staff recommends approval.) Petitioner: Garrett Peters AVERA MCKENNAN

8. 2009-01-11: MINOR AMENDMENT in Subarea B of the Maple Mall Addition Planned Development District to allow for the construction of an apartment complex at the Southeast Corner of North Maple Lane and West Innovation Street. (Staff recommends approval.)
Petitioner: Clint Stencil STENCIL CONSTRUCTION

9. 2009-01-04: FINAL DEVELOPMENT PLAN in Subarea B of the Taylor Planned Development District to construct a 4 unit townhome at the intersection of West 58th Street and South Sarmar Avenue. (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.)Petitioner: Rick Brake

CONSENT AGENDA APPROVAL Item 5 was moved off the Consent Agenda and added to first item on Regular Agenda.

A motion was made by Kent Metzger and seconded by Meredith Larson to approve with Item 5 moved to Regular Agenda

Motion Passed 7 - 0

REGULAR AGENDA

10. 2009-01-01: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow the construction of duplexes at 4329 North Alaska Avenue and 4320 North Colorado Avenue. (Staff recommends approval.) Petitioner: Sue Olsen
HABITAT FOR HUMANITY MOVED TO REGULAR AGENDA
Commissioner Jessie Schmidt stepped down for this Item.

Jessie Schmidt stepped down for this item.

Chairperson Pam Breidenbach was forced to break the tie.

A motion was made by Meredith Larson and seconded by Kent Metzger to approve

Motion Passed 4 - 3

11. 2008-10-25: REVISED CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow motor vehicle display and sales at 1700 N. Cliff Avenue. (Staff recommends approval.)
Petitioner: Steve Scarborough, SCARBOROUGH AUTO SALES

12. 2009-01-07: PRELIMINARY SUBDIVISION PLAN in Subarea D of the Westwood Valley Planned Development District for residential lots at Tea Ellis Road & West 32nd Street. (Staff recommends approval.)
Petitioner: Ken Dunlap WESTWOOD VALLEY LLC Commissioner Kenny Dunlap stepped down for this item.

Kenny Dunlap stepped down

13. 2009-01-08: MINOR AMENDMENT in Subarea D of the Westwood Valley Planned Development District to reduce non-party wall sideyard setback requirement from 10 feet to 7 feet at South Mary Beth Avenue and West 32nd Street. (Staff recommends approval.) Petitioner: Ken Dunlap WESTWOOD VALLEY LLC
Commissioner Kenny Dunlap stepped down for this item.

Kenny Dunlap stepped down

14. 2008-12-13: FINAL DEVELOPMENT PLAN in Subarea D of the Westwood Valley Planned Development District to construct four-plexes at South Mary Beth Avenue and 32nd Street. (Staff recommends approval.)
Petitioners: Brian Nelson ALPINE BUILDER & Ken Dunlap KEY REAL ESTATE
Commissioner Kenny Dunlap stepped down for this item.

Kenny Dunlap stepped down

A motion was made by Kent Metzger and seconded by Meredith Larson to approve

Motion Passed 6 - 0

15. 2009-01-09: FINAL DEVELOPMENT PLAN in Subarea A of the Southeast Technical Institute Planned Development District to construct a Career and Technical Education Academy at the Northeast Corner of Terry Avenue and West Madison Street. 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. Petitioners: Steve Jastram, ARCHITECTURE INC and Jeff Kreiter, SIOUX FALLS SCHOOL DISTRICT

A motion was made by and seconded by to approve

Motion Passed 7 - 0

16. 2009-01-10: FINAL DEVELOPMENT PLAN in Subareas C & D of the Westwood Valley Planned Development
District to construct apartment buildings at West 32nd Street & Broek Drive. Staff recommends approval of the Final Development Plan with the following stipulations:
1. Revised landscaping plan to be approved by the Planning Director that includes the following:
a. Street trees placed at forty (40) foot interval spacing along Tea Ellis Road and Parkway.
b. A combination of earth berms, shrubs, and trees to buffer this residential area from the parkway.
c. 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.
Petitioner: Joan Franken GRANT SQUARE LIMITED PARTNERSHIP Commissioners Jessie Schmidt and Kenny Dunlap stepped down for this item.

Kenny Dunlap and Jessie Schmidt stepped down

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

Motion Passed 5 - 0

17. ADOPTION OF BYLAW AMENDMENTS

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

Motion Passed 7 - 0

18. ADJORN. Meeting adjourned at 8:00 PM

A motion was made by and seconded by to approve 17. ADJORN. Meeting adjourned at 8:00 PM

Motion Passed 7 - 0