

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,
December 3, 2008 at Carnegie Town Hall, 235 West 10th Street.

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

ITEMS RECEIVED AND FILED

1. APPROVAL OF NOVEMBER 5, 2008 MINUTES OF REGULAR MEETING.
2. PLATS.
3. Designation of TAX INCREMENT FINANCE DISTRICT BOUNDARIES: Tax Increment Finance District Number Nine, City of Sioux Falls, South Dakota at 8th Street to 10th Street and Main Avenue to River Road.
4. 2008-11-03: REZONE from the RS-2, Residential District; RD, Residential District; RA-1, Residential District; C-4, Planned Commercial District; and O, General Office District to the RS-2, Residential District; RD, Residential District; RA-1, Residential District; C-4, Planned Commercial District; and O, General Office District for allowed uses at SW Corner of East Madison Street and Powder House Road.
5. 2008-11-04: REZONE from the RS-2, Residential District to the RD, Residential District for allowed uses at West 5th Street and North Cornflower Avenue.
6. 2008-11-05: REZONE from the AG, Agricultural District to the RS-2, Residential District; the C-4, Planned Commercial District and the Canterbury Heights East Planned Development District at NE Corner of East Madison Street and Powder House Road.
7. 2008-11-11: MAJOR AMENDMENT to the Brooks Crossing Planned Development District to revise subarea boundaries at Northeast corner of East 57th Street and South Sycamore Avenue.
8. 2008-11-02: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a church at 3812 North Cliff Avenue.

9. 2008-10-28: MINOR AMENDMENT in Subarea B of the Prairie Meadows Planned Development District to increase the size of the monument sign to 92 square feet and 12 feet high at 6701 South Minnesota Avenue.
10. 2008-10-26: FINAL DEVELOPMENT PLAN in Subarea E of the Granite Valley Planned Development District to construct a contractor and repair shop at East Dike Drive.
11. 2008-11-08: FINAL DEVELOPMENT PLAN in Subarea C of the Rolling Heights Planned Development District at South Remington Place.

APPROVAL OF CONSENT AGENDA

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

Motion Passed 5 - 0

APPROVAL OF REGULAR AGENDA

12. 2008-09-01: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow a church without frontage on an arterial or collector street at 701 South Garfield Avenue.

A motion was made by and seconded by Jessie Schmidt to approve 1. One Year review
2. For this applicant only

Motion Passed 3 - 2

13. R2007-07-29: ONE YEAR REVIEW OF CONDITIONAL USE PERMIT in the C-3, Central Business District to allow an on-sale alcohol establishment at 136 South Phillips Avenue.

A motion was made by Jessie Schmidt and seconded by Darla Erb to approve 12. R2007-07-29: ONE YEAR REVIEW OF CONDITIONAL USE PERMIT in the C-3, Central Business District to allow an on-sale alcohol establishment at 136 South Phillips Avenue.

Motion Passed 6 - 0

14. 2008-09-09: REZONE from the O, Office District to the Quail Crest Planned Development District for allowed uses at 5109 South Cliff Ave.

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

Motion Failed 0 - 5

15. 2008-10-18: REZONE from the AG, Agricultural District to the C-4, Planned Commercial District for allowed uses at East 57th Street and South Dubuque Avenue.

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

Motion Passed 5 - 0

16. 2008-11-07: REZONE from the RA-1, Residential District; O, Office District; and C-4, Planned Commercial District to the RA-1, Residential District, and the Emerald Valley II Planned Development District for allowed uses at SE Corner of East 69th Street and South Southeastern Avenue.

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

Motion Passed 5 - 0

17. 2008-11-09: REZONE from the AG, Agriculture District to the Falcon Heights Planned Development District for allowed uses at East 57th Street between Hwy 11 and Six Mile Road.

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

Motion Passed 5 - 0

18. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD AMENDING THE REVISED ORDINANCES OF THE CITY BY AMENDING THE AIRPORT OVERLAY DISTRICT Jeff Approval

Commissioner Jessie Schmidt stepped down from the meeting.

Jessie Schmidt returned to the meeting.

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

Motion Passed 4 - 0

19. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING SECTION 15-49 OF THE REVISED ORDINANCES OF THE CITY BY REVISING THE ADDITIONAL USE REGULATIONS - FENCES Jeff Approval

A motion was made by and seconded by Lynnette Olson to approve Park stipulations added

Motion Passed 5 - 0

20. 2008-10-10: SPECIAL USE PERMIT in Subarea A of the Prairie Meadows Planned Development District to allow an on-sale alcohol establishment at 453 West 69th Street.

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

Motion Passed 5 - 0

21. 2008-11-01: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow auto sales and display at 1417 West 12th Street.

A motion was made by Jessie Schmidt and seconded by Anita Wetch to approve with the following stipulations:

1. Provide a revised site plan, drawn to scale, to address the following:
 - a. Provide structural sound abutments at the front yard setback line.
 - b. Provide a minimum of five parking spaces to be striped and reserved for customers and employees.
 - c. Provide a screen fence with materials and height above adjacent grades to conform to zoning ordinance requirements for screening of adjacent residential property.

Motion Passed 5 - 0.

22. 2008-11-06: MINOR AMENDMENT in Subarea A of the Orchard Heights Planned Development District to replace a fence located on the property line in the front yard setback at 2905 East Stonehedge Lane.

A motion was made by Lynnette Olson and seconded by Jessie Schmidt to approve
22. 2008-11-06: MINOR AMENDMENT in Subarea A of the Orchard Heights Planned Development District to replace a fence located on the property line in the front yard setback at 2905 East Stonehedge Lane.

Motion Passed 6 - 0.

23. 2008-11-12: FINAL DEVELOPMENT PLAN in Subarea B of the Brooks Crossing Planned Development District to allow construction of a townhouse project at Northeast Corner of East 57th Street and South Sycamore Avenue. DEFERRED BY PETITIONER

24. ADJORN.

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

Motion Passed 5 - 0.