

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,
November 5, 2008 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 OCTOBER 1, 2008 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2008-09-03: REZONE in the AG, Agriculture District to the C-4, Planned Commercial District for allowed uses at Southeast Corner of 85th Street and South Minnesota Avenue. RECOMMENDATION: Approval PETITIONER: Steve Van Busirk, VAN BUSKIRK COMPANIES
4. 2008-10-04: REZONE from unzoned to the I-1, Light Industrial District for allowed uses at South of I-90. RECOMMENDATION: Approval PETITIONER: Bret Sonstad, COURTESY INVESTMENTS
5. 2008-10-06: REZONE from the RA-1, Residential District to the I-1, Light Industrial District for allowed uses at 2900 North 4th Avenue. RECOMMENDATION: Approval PETITIONER: Slater Barr, SF DEVELOPMENT FOUNDATION
6. 2008-10-11: REZONE from the RA-1, Residential District to the Willow Creek Planned Development District for allowed uses at W. 18th and Marion Road. RECOMMENDATION: Approval PETITIONER: Dave Erickson, VAN DE WALLE & ASSOCIATES
7. 2008-10-22: REZONE from the RA-1, Residential District; RS-2, Residential District; and C-4, Planned Commercial District to the Emerald Valley Planned Development District for designated uses at NW Corner of 69th Street and Southeastern Avenue. RECOMMENDATION: Approval PETITIONER: Don Dunham, DUNHAM COMPANIES

8. 2008-10-05: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow motor vehicle service and repair at 3911 S. West Avenue. RECOMMENDATION: Approval with the following stipulations:
 1. Approved site plans and building plans for the proposed use prior to the start of business.
 2. Approved for this Applicant only.
 3. Applicant licensing through Fire Prevention for automotive repair operations is required prior to start of business.PETITIONER: Kevin Evans, MIDTOWN AUTO SERVICE

9. 2008-10-08: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow motor vehicle sales and repair at 3916 N. Potsdam Avenue. RECOMMENDATION: Approval with the following conditions:
 1. Provide public sidewalks and a pedestrian path connection from the sidewalk to the building entrance.
 2. Applicant licensing through Fire Prevention for automotive repair operations is required prior to start of business.PETITIONER: Dan Husby, ADVENTURE SUZUKI VICTORY

10. 2008-10-12: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow the construction of a duplex at 100-102 South Holly Avenue. RECOMMENDATION: Approval
PETITIONER: John Rettedal

11. 2008-10-14: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a telecommunications tower at 608 E. 60th Street. RECOMMENDATION: Approval with the following conditions:
 1. Revised site plan showing required parking and access easement.
 2. Revised landscaping plan showing required front yard landscaping and tree planting schedule.
 - a. Provide a minimum of three ornamental trees in a landscaped front yard setback along E. 60th Street North.
 - b. Provide a minimum of six shade trees in a landscaped front yard setback along N. Healy Lane when those future street improvements are completed.
 - c. Black Ash, Green Ash or other ash tree varieties shall comprise no more than ten percentPETITIONER: Curt Walter, VERIZON WIRELESS

12. 2008-10-15: CONDITIONAL USE PERMIT in the O, Office District to allow the construction of a telecommunications tower at 5109 S. Broadband Lane. RECOMMENDATION: Approval with the following conditions:
 1. The tower shall function as a flag pole with display of the flag in accord with American Legion protocol.
 2. The fence and building shall be constructed as indicated, both in the location shown and with the materials shown in the submitted renderings.
 3. The landscape buffer shall be provided as shown in the submitted renderings.PETITIONER: Christopher Coughlin, VERIZON WIRELESS

13. 2008-08-07: MINOR AMENDMENT in Subarea B of the Lundstrom's Planned Development District to allow minimum tree requirements to be established by a landscape plan to be

approved by the Planning
Director at 3300 West 69th Street. RECOMMENDATION: Approval
PETITIONER: Bruce Bettmeng, B & G MILKYWAY

14. 2008-09-04: PRELIMINARY SUBDIVISION PLAN in the C-4, Planned Commercial District to develop allowed uses at Southeast Corner of 85th Street and South Minnesota Avenue. RECOMMENDATION: Approval with the following stipulation:
1. The landscape plan and schedule shall be submitted to the Planning Director no later than November 30, 2008.
PETITIONER: Steve Van Buskirk, VAN BUSKIRK PROPERTIES

APPROVAL OF CONSENT AGENDA

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

Motion Passed 7 - 0

APPROVAL OF REGULAR AGENDA with Item 21 and Item 24 deferred.

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

Motion Passed 7 - 0

15. 2008-10-09: MINOR AMENDMENT in Subarea B of Aspen Hills Planned Development District to install a six foot fence along south side of the lot facing Madison Street at 5100 East Madison Street. RECOMMENDATION: Approval with Conditions with the following stipulations:
1. A fence height of five feet at a setback of five feet is allowed for a solid wood fence.
2. A fence height of six feet is allowed a staggered setback from zero to ten feet between trees as shown by exhibit.
PETITIONER: Nicole Soukup

A motion was made by and seconded by Pam Breidenbach to approve with two options

Motion Passed 7 - 0

16. 2008-10-25: REVOCATION of Condition Use Permit #2006-12-23, allowing motor vehicle display and sales in the I-1, Light Industrial District at 1700 N. Cliff Avenue. RECOMMENDATION: Approval of Revocation
APPLICANT: Steve Scarborough, SCARBOROUGH AUTO SALES

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

Motion Passed 7 - 0

17. 2007-08-14: ONE YEAR REVIEW OF CONDITIONAL USE PERMIT in the C-3, Central Business District to allow an on-sale alcohol establishment (beer and wine bistro) at 420 E. 8th Street. PETITIONER: Jerry Hauck, MONK'S
RECOMMENDATION: Acceptance of Report

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

Motion Passed 7 - 0

18. 2008-08-21: FUTURE LAND USE AMENDMENT allowing changes in future land uses to allocate mixed-use future land uses at East 57th Street between SD Hwy 11 and South Six Mile Road.
RECOMMENDATION: Approval
PETITIONER: Robert Tencate

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

Motion Passed 7 - 0

19. 2008-09-12: FUTURE LAND USE AMENDMENT allowing changes in future land uses for the allocation of commercial, single-family residential and parks and open space land uses at North side of East 69th Street between Sycamore Avenue and SD Hwy 11. PETITIONER: Chuck Point, RONNING ENTERPRISES
RECOMMENDATION: Approval

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

Motion Passed 7 - 0

20. 2008-10-23: FUTURE LAND USE AMENDMENT allow changes in future land uses to reallocate office, commercial and multi-family residential land uses at SE Corner of South Southeastern Avenue and East 69th Street.
RECOMMENDATION: Approval
PETITIONER: Don Dunham, DUNHAM COMPANIES

A motion was made by and seconded by Pam Breidenbach to approve

Motion Passed 7 - 0

21. 2008-09-09: REZONE from the O, Office District to the Quail Crest Planned Development District for allowed uses. at 5109 S Cliff Ave. RECOMMENDATION: Denial
PETITIONER:

Bert Kollars DEFERRED BY PETITIONER

22. 2008-10-01: REZONE and MAJOR AMENDMENT from the RD, Residential District and RS-2, Residential District to Subarea A of the Sanford USD Medical Center Planned Development District at West 16th and 17th Street from Grange Avenue to West Avenue.
RECOMMENDATION: Approval PETITIONER: Don Kooiman, SANFORD USD MEDICAL CENTER

A motion was made by and seconded by to approve

Motion Passed 7 - 0

23. 2008-10-16: REZONE from the Granite Valley Planned Development District to the I-1, Light Industrial District for allowed uses at Quarry Avenue between Robur Drive and Dike Avenue. RECOMMENDATION: Approval
PETITIONER: Don Dunham, DUNHAM COMPANIES

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

Motion Passed 7 - 0

24. 2008-10-18: REZONE from the AG, Agricultural District to the C-4, Planned Commercial District for allowed uses at East 57th Street and S. Dubuque Ave. RECOMMENDATION: Deferral
PETITIONER: Vance Goldammer DEFFERED BY PETITIONER

25. 2008-10-21: MAJOR AMENDMENT to Subareas G, I and J, Three Fountain Plaza Planned Development District to change subarea boundaries and to change allowed uses in Subareas G and J from residential to office at North side of W. 85th Street, west of S. Western Avenue. PETITIONER: Clayton Jamison. SITE 2 INC.
RECOMMENDATION: Approval

25. 2008-10-21: MAJOR AMENDMENT to Subareas G, I and J, Three Fountain Plaza Planned Development District to change subarea boundaries and to change allowed uses in Subareas G and J from residential to office at North side of W. 85th Street, west of S. Western Avenue. PETITIONER: Clayton Jamison. SITE 2 INC. RECOMMENDATION: Approval

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

Motion Passed 7 - 0

26. 2008-07-20: CONDITIONAL USE PERMIT in the AG, Agricultural District to

allow a sand and gravel quarry at 5020 E. Rice Street.

RECOMMENDATION: Approval with the following conditions:

1. Site security management Plan approved by Police and Fire.
2. Revised Mining and Reclamation Plan to include the following:
 - a. Provide additional verification that proposed terracing will prevent destabilization of GB property.
 - b. Reclamation of phase 1 area be implemented immediately following the completion of mining operation in phase 1.
 - c. 3'- 4' tall trees be planted six feet apart in three rows that are twelve feet apart along the Great Bear property boundary prior to beginning plan phase 1.
 - d. Establish a Reclamation Plan Review team to monitor the effectiveness of the plan. Annual team meetings are to be held to tour the site with the applicant and monitor the effectiveness of the plan and make plan revisions as necessary. Team members include the district 4 park supervisor, the director of P&R or his designee, president of GB Recreation Park Inc. the GB area manager, and a member of the Parks and Recreation board.
 - e. The buffer area be increased from 40 feet to 75 feet to provide a greater buffer from the construction area.
 - f. Four feet high black vinyl chain link fence be placed as determined by the reclamation plan review team prior to start of phase 2 to provide added security for the phase 2 construction activity.
 - g. The applicant /owner is to implement the reclamation plan prior to any change in property ownership. In the event mining is stopped prior to completion the reclamation plan is to be implemented immediately.
 - h. Post-reclamation development use must not be detrimental or inconsistent with park use.
 - i. No disruption of Burr Oak Savannas.
 - j. Conduct mining activities so dust, dirt, sand, etc doesn't blow onto groomed snow areas at Great Bear.
 - k. If Conditions can not be controlled to prevent blowing of dust, dirt, sand, etc onto groomed snow areas at Great Bear mining will be stopped.
 - l. The applicant shall be responsible for any physical or operational damage to property at Great Bear Recreation Park caused by the mining operations.

Evidence of violation of the regulations, including but not limited to air and water contamination, shall be cause for an immediate cessation of the mining and

excavation, and for completion of reclamation. PETITIONER: Eric Willadsen, WILLADSEN LUND ENGINEERING

A motion was made by Meredith Larson and seconded by to approve with staff stipulations and the following added stipulations: Approved Security Management Plan approved by the SFPD and approved revised Mining and Reclamation Plan approved by the Parks and Recreation Board.

Motion Passed 7 - 0

27. 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 S. Garfield Avenue.

RECOMMENDATION: Approval with Conditions

PETITIONER Nouri, ISLAMIC COMMUNITY OF SD

A motion was made by Meredith Larson and seconded by Pam Breidenbach to defer

Motion Passed 6 - 1

28. 2008-10-07: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow a Day Care Center at 4515 E. 26th Street. RECOMMENDATION: Approval with Conditions
PETITIONER: Kathy Estes Williams

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

Motion Passed 7 - 0

29. 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.
RECOMMENDATION: Approval with Conditions PETITIONER: William Ewing

A motion was made by Pam Breidenbach and seconded by Darla Erb to defer Applicant was not present.

Motion Passed 7 - 0

30. 2008-10-13: SPECIAL USE PERMIT in Subarea A, Summit Addition Planned Development District to allow a full-service restaurant at 1010 N. Minnesota Avenue.
RECOMMENDATION: Approval with the following conditions:
1. Approval for this applicant only.
2. A Security Management Plan must be provided to, and approved by, the Sioux Falls Police Department.
PETITIONER: Edelfa Hernandez

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

Motion Passed 7 - 0

31. ADJOURN.

A motion was made by and seconded by Jessie Schmidt to approve 31. ADJOURN.
Meeting was adjourned at 10:00 PM

Motion Passed 7 - 0