

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

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

ITEMS RECEIVED AND FILED None

1. APPROVAL OF AUGUST 6, 2008 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2008-05-08: REZONE from the AG, Agriculture District to the RS-2, Residential District for allowed uses at West of Culbert Ave at the end of W. 60th Street. Staff recommends approval of the rezoning. Petitioner: Mike Thurman, THURMAN CONST.
4. 2008-08-04: REZONE from the AG, Agricultural District to the RS-2, Residential District for allowed uses at SE Corner of East 26th Street and Highway 11. Staff recommends approval of the rezoning. Petitioner: Steve Van Buskirk, VAN BUSKIRK CO.
5. 2008-08-15: REZONE from the O, Office District to the RA-1, Residential District for allowed uses at West 85th Street and South Rambler Place. Staff recommends approval of the rezoning. Petitioner: Dave Erickson, VAN DE WALLE ASSOCIATES.
6. 2008-08-14: MAJOR AMENDMENT in the Sanford USD Medical Center Planned Development District to revise subarea boundaries at NW corner of W. 18th Street and S. Grange Avenue. Staff recommends approval of the Major Amendment. Petitioner: Don Kooiman, SANFORD USD MEDICAL CENTER
7. 2008-05-11: PRELIMINARY SUBDIVISION PLAN for Galway Park - Phase 5 Addition in the RS-2, Residential District, for the future development of residential uses at West of Culbert Ave off end of West 60th Street. Staff recommends approval of the preliminary subdivision plan. Petitioner: Mike Thurman, THURMAN CONST.
8. 2008-08-03: PRELIMINARY SUBDIVISION PLAN for Copper Crest Circle an

Extention of Copper Creek Addition in the RS-2, Residential District to develop single-family residential lots at SE Corner of East 26th Street and Highway 11. Staff recommends approval of the preliminary subdivision plan. Petitioner: Steve Van Buskirk, VAN BUSKIRK CO.

9. 2008-07-02: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow a Day Care Center at 700 S. Sneve Avenue. Staff recommends approval of the conditional use permit with the following conditions:
  1. The facility will be licensed by the State of South Dakota prior to opening.
  2. Approval for this applicant only.Petitioner: Karen Fogas, YOUTH ENRICHMENT SERVICES
10. 2008-07-19: CONDITIONAL USE PERMIT in the S, Institutional District to allow a Day Care Center at 5500 West 26th Street. Staff recommends approval of the conditional use permit. Petitioner: Tim Boyajion & Allen Schmuck, RESERRECTION LUTHERAN CHURCH.
11. 2008-08-01: CONDITIONAL USE PERMIT in the S, Institutional District to allow a Day Care Center at 6120 S. Charger Avenue. Staff recommends approval of the conditional use permit. Petitioner: Matt Covey, SIOUX FALLS CHRISTIAN SCHOOLS
12. 2008-08-02: FINAL DEVELOPMENT PLAN in Subarea E of the Diamond Valley Planned Development District to construct a Banquet Hall/Reception Center at E. 73rd Street and S. Cliff Avenue. Petitioner: Philip Schmitz, PIONEER ENTERPRISES, INC

#### APPROVAL OF CONSENT AGENDA

A motion was made by Jessie Schmidt and seconded by Lynnette Olson to approve APPROVAL OF CONSENT AGENDA

Motion Passed 8 - 0

#### APPROVAL OF REGULAR AGENDA

Dave Loveland came forward to stated that Items 15-18 have been deferred by the petitioners.

A motion was made by Lynnette Olson and seconded by Pam Breidenbach to approve APPROVAL OF REGULAR AGENDA <BR>Dave Loveland came forward to stated that Items 15-18 have been deferred by the petitioners.

Motion Passed 8 - 0

13. 2008-07-22: REVOCATION of Condition Use Permit #2002-08-11, allowing motor vehicle display and sales within an existing commercial parking lot in the C-2, General Commercial District at 4915 North Cliff Avenue. Petitioner: Dale Olson, OLSON REALTY

A motion was made by Meredith Larson and seconded by Ken Dunlap to approve Applicant was not present.

Motion Passed 8 - 0

14. 2008-06-19: REZONE from the AG, Agricultural District to the Falcon Heights Planned Development District at East 57th Street and Hwy 11. Staff recommends approval of the proposed rezoning. Peitioner: Clayton Jamison, SITE 2, INC

A motion was made by and seconded by Meredith Larson to approve 14. 2008-06-19: REZONE from the AG, Agricultural District to the Falcon Heights Planned Development District at East 57th Street and Hwy 11. Staff recommends approval of the proposed rezoning. Peitioner: Clayton Jamison, SITE 2, INC

Motion Passed 8 - 0

15. 2008-08-10: REZONE from the O, Office District and RA-1, Residential District to the C-4, Planned Commercial District and the RA-1, Residential District for allowed uses at East 41st and SD Hwy 11. Staff recommends deferral of the rezoning. Petitioner: Chuck Moss DEFERRED BY PETITIONER FOR 30 DAYS

16. 2008-08-11: REZONE from the RD, Residential District and RS-2, Residential District to the RD, Residential District and RA-1, Residential District for allowed uses at East 41st Street and Hwy 11. Staff recommends deferral of the rezoning. Petitioner: Chuck Moss DEFERRED BY PETITIONER FOR 30 DAYS

17. 2008-08-12: REZONE from the AG, Agricultural District to the RD and RA-1, Residential Districts for allowed uses at East 41st Street and Hwy 11. Staff recommends deferral of the rezoning. Petitioner: Chuck Moss DEFERRED BY PETITIONER FOR 30 DAYS.

18. 2008-07-20: CONDITIONAL USE PERMIT in the AG, Agricultural District to allow a sand and gravel quarry at 5020 E. Rice Street. Staff recommends deferral of the conditional use permit to allow the Applicant more time to prepare a complete submittal and to address Parks Department questions. Petitioner: Eric Willadsen, WILLADSEN LUND ENGINEERING DEFERRED BY PETITIONER FOR 30 DAYS.

19. 2008-07-23: CONDITIONAL USE PERMIT in the C-3, Central Business District to allow a Full Service Restaurant at 334 S. Phillips Ave. Staff recommends approval of the conditional use permit with the following conditions:  
1. A security management plan shall be approved by the Sioux Falls Police Department.  
2. Approval for this applicant only.  
Petitioner: Amy Warren, CAFE 334

A motion was made by Jessie Schmidt and seconded by Darla Erb to approve 19. 2008-07-23: CONDITIONAL USE PERMIT in the C-3, Central Business District to allow a Full Service Restaurant at 334 S. Phillips Ave. Staff recommends approval of the conditional use permit with the following conditions:<BR>1. A security management plan shall be approved by the Sioux Falls Police Department.<BR>2. Approval for this applicant only.<BR>Petitioner: Amy Warren, CAFE 334

Motion Passed 8 - 0

20. 2008-08-05: CONDITIONAL USE PERMIT in the S, Institutional District to allow college use within 150 feet of residential district zoning at 2001 South Norton Avenue. Staff recommends approval of the conditional use permit with the following conditions:  
1. Off-site required parking is to be signed as being reserved for student housing at the subject property.  
2. Update the campus master parking plan on file at the City Zoning Office to reflect the new student housing and parking required/provided.  
Petitioner: Frank Hughes, AUGUSTANA COLLEGE

A motion was made by Anita Wetch and seconded by Jessie Schmidt to approve 20. 2008-08-05: CONDITIONAL USE PERMIT in the S, Institutional District to allow college use within 150 feet of residential district zoning at 2001 South Norton Avenue. Staff recommends approval of the conditional use permit with the following conditions:<BR>1. Off-site required parking is to be signed as being reserved for student housing at the subject property.<BR>2. Update the campus master parking plan on file at the City Zoning Office to reflect the new student housing and parking required/provided. <BR>Petitioner: Frank Hughes, AUGUSTANA COLLEGE

Motion Passed 8 - 0

21. ADJOURN

A motion was made by Pam Breidenbach and seconded by Lynnette Olson to approve 21. ADJOURN Meeting adjourned at 7:35 PM

Motion Passed 8 - 0