

City Planning Commission
Minutes
Carnegie Town Hall, 235 West 10th Street
Wednesday, July 3, 2013 at 6:00 PM

ROLL CALL

Members Present:

Planning Commissioner Ken Dunlap
Planning Commissioner Nick Sershen
Planning Commissioner Andi Anderson
Planning Commissioner Denny Pierson

Members Absent:

Planning Commissioner Jessie Schmidt
Planning Commissioner Steve Gaspar
Planning Commissioner Diane de Koyer

CONSENT AGENDA

1. APPROVAL OF JUNE 5, 2013 MINUTES OF REGULAR MEETING.

Approved 3-0

2. PLATS

Approved 3-0

3. 2013-05-10: REZONE RS-2, Residential District to the Wings Planned Development District to allow an indoor gymnastics facility, located at the northwest corner of E. 69th Street and S. Bahnson Avenue
Legal Description: Portion of Tract 3, Hayes Addition in S1/2 Government Lot 7, Section 7-100-49, Lincoln County as shown by exhibit
Recommendation Approval

Approved 3-0

4. 2013-05-25: REZONE C-2, General Commercial to C-3, Central Business District for allowed uses located at the northeast corner of W. 11th Street and S. Minnesota Avenue
Legal Description: Lot 5A & 6A, Block 5, J.L. Phillips Addition, Minnehaha County
Recommendation Approval

Approved 3-0

5. 2013-06-07: REZONE S, Institutional District to Lundstrom's Planned Development District for allowed uses, located at 3408 W. Ralph Rogers Road
Legal Description: Tract 1B of Central Baptist Church Addition in Gov't Lot 4 & N1/2 of the SW1/4 of Section 9, T100N, R50W, And Part of Tract 3
Lundstrom's Second Subdivision, Lincoln County
Recommendation Approval

Approved 3-0

6. 2013-06-01: CONDITIONAL USE PERMIT to expand a non-conforming residential use in a C-2 district of 224 S. Walts Avenue
Legal Description: Lot 12, Block 29, Pettigrew's Addition, Minnehaha County
Recommendation Approval

Approved 3-0

7. 2013-06-02: CONDITIONAL USE PERMIT in C-2 District to construct a commercial retail building on a lot greater than one acre in size at 401 S. Foss Avenue

Legal Description: Block 64 Capitol Hill Addition & abandoned ICR railroad right-of-way adjacent to the south there to SW 1/4 Sec 13-101-49, Minnehaha County
Recommendation Approval

Approved 3-0, with the following stipulations;

1. Provide a pedestrian connection from the southeast corner of the building, running east, finally connecting to the proposed sidewalk along S. Foss Avenue;
2. Submit access permit to Traffic Engineering for Garfield.

8. 2013-06-03: CONDITIONAL USE PERMIT in C-2 District to allow on-sale alcohol, located at southwest corner of Bahnson Avenue and E 10th Street
Legal Description: Tract 49 (Ex S 107.5'), N 150' Tract 50, and N 54.75' S107.5' Tracts 49 & 50 (Ex W150' & S 52.75') all in County Auditors Subdivision SW 1/4 Sec 14-101-49, Minnehaha County
Recommendation Approval

Approved 3-0, with the following stipulation;

1. Provide a pedestrian connection from the front sidewalk along the tenant spaces extending and connecting to the sidewalk along either S. Bahnson Avenue or E. 10th Street.

9. 2013-06-04: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow an adult day care at 1103 S. West Avenue
Legal Description: N44' S88' N115.5' NE1/4 Block 8, Rowland's 2nd Addition, Minnehaha County
Recommendation Approval

Approved 3-0

10. 2013-06-05: SPECIAL USE PERMIT in Subarea A of the Railroad Center Planned Development District to allow on/off sale alcohol on site at 401 E. 8th Street
Legal Description: Unplatted Lands 16-101-49 E1/2 Vac Reid St. Lying Adjacent & Lots A & B Railroad Center Addition & Lot 1 CO Aud Sub Tracts 7, 10 & 11 SW1/4, Minnehaha County
Recommendation Approval

Approved 3-0

11. 2013-06-10: DESIGN REVIEW in the 49th Street Corridor Design Review District to repair and existing building, located at 3400 W. 49th Street
Legal Description: S 317' (Ex W110') Block 6, New Town West Addition, Minnehaha County
Recommendation Approval

Approved 3-0

12. 2013-05-40: MINOR AMENDMENT to a Final Development Plan in Subarea B, Myrl & Roy's Addition Planned Development District for an office addition to an existing building
Legal Description: Lot 4, Block 3, Myrl and Roy's Development Park Addition, Minnehaha County
Recommendation Approval

Approved 3-0

13. 2013-06-11: FINAL DEVELOPMENT PLAN in Subarea A of Valley Oaks Planned Development District located at 5301 E. Clubview Drive.
Legal Description: Lot 1 in Tract 2, Valley Oaks Addition, Minnehaha

County
Recommendation Approval

Deferred by the applicant to the August 7, 2013, Planning Commission Meeting.

REGULAR AGENDA APPROVAL

14. 2013-06-12: CONDITIONAL USE PERMIT in C-2 District to allow motor vehicle display and sales, located at the southeast corner of W. 18th Street and S. Spring Avenue.
Legal Description: NW1/4 of Block 1, & W 44' of NE1/4 Block 1 of Park Addition, Minnehaha County
Recommendation Approval

Deferred to the August 7, 2013, Planning Commission Meeting by a 2-1 vote, with Commissioner Anderson voting no.

15. 2013-06-06: FINAL DEVELOPMENT PLAN in Subarea A of the Platinum Valley Planned Development District to construct a full-service restaurant at 6401 S. Louise Avenue.
Legal Description: Lot 3, Block 4, Platinum Valley Addition, Lincoln County
Recommendation Approval

Approved 3-0, with the following stipulations;

1. Signs to be in conformance with the zoning ordinances and approved by the Planning Director or a representative.
2. Stacking spaces on site per required ordinance.
3. Architectural features of the building adjusted by the Planning Commission to be compatible with the adjacent buildings.
4. Pedestrian connections to be reviewed and approved by the Planning Director or designee.

ADJOURNMENT

Meeting adjourned at 6:30 p.m.