

City Planning Commission
Minutes
Carnegie Town Hall, 235 West 10th Street
Wednesday, August 7, 2013 at 6:00 PM

ROLL CALL

Members Present:

Planning Commissioner Nick Sershen
Planning Commissioner Denny Pierson
Planning Commissioner Steve Gaspar
Planning Commissioner Larry Luetke
Planning Commissioner Sean Ervin
Planning Commissioner Ken Dunlap

Members Absent:

Planning Commissioner Diane De Koyer
Planning Commissioner Jessie Schmidt
Planning Commissioner Andi Anderson

CONSENT AGENDA

1. APPROVAL OF July 3, 2013 MINUTES OF REGULAR MEETING.

Approved 5-0

2. PLATS

Approved 5-0

3. 2013-07-13: MAJOR AMENDMENT to Subarea S, Platinum Valley Planned Development District to allow a retail building located at the southwest corner of W. 86th Place and S. Louise Avenue.
Legal Description: Block 4 (except H-1), Platinum Valley III Addition, Lincoln County
Recommendation Approval

Approved 5-0

4. 2013-07-16: MAJOR AMENDMENT to Subarea D, Diamond Valley Planned Development District to change subarea boundaries.
Legal Description: Block 12A, Diamond Addition, Minnehaha County
Recommendation Approval

Approved 5-0

5. 2013-04-08: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to construct a retail store located at 5200 W. 60th Street N.
Legal Description: Lot 1, Block 1, Sioux Empire Development Park 9 Addition, Minnehaha County
Recommendation Approval

Approved 5-0, with the following stipulations;

1. Provide a wall to screen the proposed loading docks from on the west side of

the

building from the N. Marion Road right-of-way. The final location and height shall be approved by the Planning Department.

6. 2013-07-01: CONDITIONAL USE PERMIT in I-1, Light Industrial District to allow an automotive repair and service center located at 2724 W. 7th St. Legal Description: Block 2 (Ex E 300 and W 89) of Penmor Addition, Minnehaha County
Recommendation Approval

Approved 5-0, with the following stipulations;

1. Any outdoor storage of repair parts and vehicles shall be securely fenced and screened from public view with a minimum of a 6 high fence or wall.

7. 2013-07-06: CONDITIONAL USE PERMIT in RS-2, Residential District to allow an electronic message center as part of a permitted sign for an existing church located at 5001 E. Madison St. Legal Description: Tract 5 of Richmond Estates IV Addition, Minnehaha County
Recommendation Approval

MOVED TO FIRST ITEM ON REGULAR AGENDA

8. 2013-07-11: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow an electronic message center sign located at 6801 S. Grange Avenue. Legal Description: Tract 4, Heather Ridge Addition and Lot 20, Block 9, Prairie Meadows 2nd Addition, Lincoln County
Recommendation Approval

MOVED TO SECOND ITEM ON REGULAR AGENDA

9. 2013-07-04: MINOR AMENDMENT in Subarea A of the Orchard Heights Planned Development District to decrease the side yard setback from 15 to 7 located at 2901 Old Orchard Trail. Legal Description: Tract 2A of the Martins Addition, Minnehaha County
Recommendation Approval

Approved 5-0.

10. 2013-07-08: MINOR AMENDMENT in Subarea C of the Garden Village Planned Development District to allow parking in the required side yard setback located at 6908 & 7000 S. Lyncrest Place. Legal Description: To be platted as Lots 3A & 3B, Block 5, Garden Village Addition, Lincoln County
Recommendation Approval

Approved 5-0.

11. 2013-07-17: MINOR AMENDMENT in Subarea C of the I-29 Lake Park Planned Development District to allow off-site parking located at 4901 W.

Equestrian Place.

Legal Description: Lots 7 & 8, Block 1, I-29 Lake Park Addition, Minnehaha County

Recommendation Approval

Approved 5-0.

12. 2013-07-09: FINAL DEVELOPMENT PLAN in Subarea D of Diamond Valley Planned Development District to construct a medical clinic located at 6215 S. Cliff Avenue.

Legal Description: Block 11, Diamond Valley Addition, Lincoln County

Recommendation Approval

Approved 5-0, with the following stipulations;

1. Pedestrian sidewalks to be installed along S. Cliff Avenue.

2. A Pedestrian connection from the main entrance to the sidewalk along S. Cliff Avenue to be provided, reviewed, and approved by the Planning Director or designee.

CONSENT AGENDA APPROVAL

Items 7 and 8 are moved to the Regular Agenda as the first and second items.

REGULAR AGENDA APPROVAL

Item 18 moved after Item 14. Item 21 moved after Item 16.

7. 2013-07-06: CONDITIONAL USE PERMIT in RS-2, Residential District to allow an electronic message center as part of a permitted sign for an existing church located at 5001 E. Madison St.

Legal Description: Tract 5 of Richmond Estates IV Addition, Minnehaha County

Recommendation Approval

Approved 5-0, with the following stipulations;

1. Message center sign to be turned off between the hours of 10:30 pm and 6:00 am seven days per week.

8. 2013-07-11: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow an electronic message center sign located at 6801 S. Grange Avenue.

Legal Description: Tract 4, Heather Ridge Addition and Lot 20, Block 9,

Prairie Meadows 2nd Addition, Lincoln County

Recommendation Approval

Approved 5-0, with the following stipulations;

1. Message center sign to be turned off between the hours of 10:00 pm and 6:00 am seven days per week.

13. 2013-07-10: REZONE from the RD, Residential District to the I-1, Industrial District for allowed uses located at 2811 and 2901 W. Madison Street.

Legal Description: Blocks 7 & 8 and the N 1/2 of Vacated 1st Avenue & All of Vacated Haley Avenue, Harrison's Addition, Minnehaha County

Recommendation Approval

Approved 5-0

14. 2013-07-02: REZONE from RD, Residential District to I-1, Light Industrial District for the development of allowed uses located at 731 N. Harlem Ave. Legal Description: Block 23 and % Vacated Streets Lying Adjacent, Minnehaha County
Recommendation Approval

Approved 5-0

Item 18 was heard at this time, see item for action taken.

15. 2013-07-07: MAJOR AMENDMENT in Subareas A-E of the Three Fountain Plaza Planned Development District to change subarea regulations located at the northwest corner of W. 85th Street and S. Western Avenue. Legal Description: Tract 7, Prairie Hills South Addition, Lincoln County
Recommendation Approval

Deferred by Petitioner to the September 4th Planning Commission meeting.

16. 2013-07-15: MAJOR AMENDMENT in Subarea C, Willow Run Planned Development District to change regulations and boundaries located north of E. Arrowhead Parkway and east of Six Mile Road. Legal Description: Tract 4, Willow Run Addition, Minnehaha County
Recommendation Approval

Approved 5-0

Item 21 was heard at this time, see item for action taken.

17. 2013-06-12: CONDITIONAL USE PERMIT in C-2, General Commercial 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

Approved 5-0.

18. 2013-07-03: CONDITIONAL USE PERMIT in I-1, Light Industrial District to allow retail trade and service, located at 717 N. Kiwanis Ave. Legal Description: Lots 1,2,3,10,11 and 12 and the E % Vacated Hudson Ave, Block 21 of Harrison s Addition, Minnehaha County
Recommendation Approval

Approved 5-0.

19. 2013-07-05: CONDITIONAL USE PERMIT in C-2, General Commercial District to allow on-sale alcohol located at 2505 W. Russell St.

Legal Description: Tract 1A of Venert s Addition, Minnehaha County
Recommendation Denial

Approved 3-2, with the following stipulations:

1. Security management plan approved by the Police Department;
2. Signage advertising alcohol to be prohibited facing Kiwanis.
3. Approval for this applicant only.
4. On-sale establishment limited to the 550 square-foot casino space only.

20. 2013-06-11: FINAL DEVELOPMENT PLAN in Subarea A, 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 Petitioner until the September 4th, Planning Commission Meeting

21. 2013-07-14: PRELIMINARY SUBDIVISION for Willow Run Addition located north of E. Arrowhead Parkway and east of Six Mile Road.
Legal Description: Tract 4, Willow Run Addition, Minnehaha County
Recommendation Approval

Approved 5-0

ADJOURNMENT

Commission Chair Dunlap adjourned the meeting at 8:23 p.m.