

City Planning Commission
Minutes
Carnegie Town Hall, 235 West 10th Street
Wednesday, September 4, 2013 at 6:00 PM

ROLL CALL

Members Present:

Planning Commissioner Jessie Schmidt
Planning Commissioner Nick Sershen
Planning Commissioner Andi Anderson
Planning Commissioner Denny Pierson
Planning Commissioner Steve Gaspar
Planning Commissioner Diane De Koyer
Planning Commissioner Larry Luetke
Planning Commissioner Sean Ervin
Planning Commissioner Ken Dunlap

Members Absent:

CONSENT AGENDA

1. APPROVAL OF AUGUST 7, 2013 MINUTES OF REGULAR MEETING.

Approved 8-0

2. PLATS

Approved 8-0

CONSENT AGENDA APPROVAL

3. 2013-08-02: REZONE from the RD, Residential District to the C-2, General Commercial District for allowed uses located at 223 N. Franklin Ave.
Legal Description: Lot 14, Block 7, Dakota Improvement Companies First Addition, Minnehaha County
Recommendation Approval

Approved 8-0

4. 2013-08-05: REZONE from the A-1, Agricultural District to the RS-2, Residential District for allowed uses located at 1801 S. Katie Ave.
Legal Description: North 371' of Tract 1, Rejoice Lutheran Church Addition, Minnehaha County
Recommendation Approval

Approved 8-0

5. 2013-08-11: REZONE RS-2, Residential and Garden Village II PD to RC, Recreation/Conservation and RS-2, Residential Districts for allowed uses located at 600 W. 81st St.
Legal Description: Portion of Tract 4A, Fischenich Addition, Lincoln County
Recommendation Approval

Approved 8-0

6. 2013-08-12: REZONE AG, Agricultural District and Windswept/Timber Estates PD to the RS-1, Residential and RC, Recreation/Conservation Districts for allowed uses located at S. 7901 S. Western Ave.

Legal Description: Tract 1, Sea's Addition, Lincoln County
Recommendation Approval

Deferred by the applicant to the October 2, 2013, Planning Commission Meeting

7. 2013-08-15: REZONE Granite Valley Planned Development District to I-1, Light Industrial District for allowed uses located at E. Dike Dr. and N. Quarry Ave.
Legal Description: Lots 54, 55 & 56, Block 2, Granite Valley Addition, Minnehaha County
Recommendation Approval

Moved to Regular Agenda by request from member of audience

8. 2013-08-04: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a retail warehouse and accessory off-site parking within 150' of residential uses located at 1420 N. Minnesota Ave. and 1431 N. Dakota Ave.
Legal Description: To be platted as Lots 1 & 2, Arnold's Second Addition and Lot 2 & E 1/2 of vacated alley, Block 18, Summit Addition, Minnehaha County
Recommendation Approval

Approved 8-0 with the following stipulations:

1. Provide an access easement connecting to the retail warehouse approved by City Staff.

9. 2013-08-13: CONDITIONAL USE PERMIT in the RS-2, Residential District to construct an assisted living center located at northwest corner of E. 52nd St. and S. Bahnson Ave.
Legal Description: Lot 2, Block 3; Block 1; Lot 1, Block 3; Lot 12A, Block 2; Prince of Peace Addition, Minnehaha County
Recommendation Approval

Approved 8-0 with the following stipulations:

1. Provide a sidewalk on the north side of E. 52nd Street, running from S. Bahnson Avenue west to E. Dudley Lane.

10. 2013-08-14: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District for motor vehicle display, sales and repair located at S. Minnesota Ave. and W. Anchor Lane.
Legal Description: Lots 3 and 4, Minnesota Crossing Addition, Lincoln County
Recommendation Approval

Approved 8-0 with the following stipulations:

1. Provide 12 six feet high coniferous trees evenly spaced along the Hwy 100 rear property line;
2. Construct the dumpster enclosure with materials similar to the main building.

11. 2013-08-16: CONDITIONAL USE PERMIT in C-2, General Commercial District to allow a C-Store on site greater than one acre in size located at N. Cliff Ave. & 60th St. N.
Legal Description: Lot A, Ronald McDonald 2nd Addition, Minnehaha County
Recommendation Approval

Approved 8-0 with the following stipulations:

1. Provide public sidewalk and pedestrian pathways from sidewalk to the building main entrance.
2. Construct trash enclosure with materials similar to the main building.

12. 2013-08-17: CONDITIONAL USE PERMIT in C-2, General Commercial District to allow a C-Store on a lot greater than one acre in size located at 3100 E. 10th St.
Legal Description: Tracts 21B, 22 and 23, County Aud. Sub. SW1/4 Section 14-101-49, and that part of S60' abandoned Illinois Central RailRd. ROW lying adjacent thereto, Minnehaha County
Recommendation Approval

Approved 8-0 with the following stipulations:

1. Access permit to be approved by Traffic Engineering.
2. Provide public sidewalk and pedestrian pathways from sidewalk to the building main entrance.
3. Construct trash enclosure with materials similar to the main building.

13. 2013-08-19: CONDITIONAL USE PERMIT in C-2, General Commercial District to allow on-sale alcohol establishment located at 2400 W. Madison St.
Legal Description: E1/2 Lots 4, 5, & 6, Block 80, Meredith's 2nd Addition, Minnehaha County
Recommendation Approval

Approved 8-0

14. 2013-08-20: CONDITIONAL USE PERMIT in the AG, Agricultural District to allow a kennel located at 3720 E. Benson Rd.
Legal Description: Tract 1, Knabach Addition, Minnehaha County
Recommendation Approval

Approved 8-0

15. 2013-08-09: FINAL DEVELOPMENT PLAN in Subarea G, Beadle Greenway Planned Development District to construct an office building located at 603 S. 5th Ave.
Legal Description: Lot A1, Block 39, Gales 7th Addition, Minnehaha County
Recommendation Approval

Approved 8-0 with the following stipulations:

1. Provide two additional 1 3/4 caliper trees in the required front yard;
2. Provide a pedestrian connection from the new addition to the existing sidewalk along E. 14th Street, to be approved by the Planning Department.

16. 2013-08-06: FINAL DEVELOPMENT PLAN in Subarea C of Westwood Valley Planned Development District to construct 4-plexes located at S. Broek Dr. and W. 32nd St.
Legal Description: To be platted as Lots 19-23, Block 9, Westwood Valley Addition, Minnehaha County
Recommendation Approval

Approved 8-0

17. 2013-08-03: MINOR AMENDMENT in Subarea A of the 69th St. North Central Heart Planned Development District to add additional signage located at 4500 W. Avera Dr.
Legal Description: Lot 4A & W. 1/2 of vacated S. Medical Court, North Central Heart Institute Addition
Recommendation Approval

Approved 8-0

REGULAR AGENDA APPROVAL

7. 2013-08-15: REZONE Granite Valley Planned Development District to I-1, Light Industrial District for allowed uses located at E. Dike Dr. and N. Quarry Ave.
Legal Description: Lots 54, 55 & 56, Block 2, Granite Valley Addition, Minnehaha County
Recommendation Approval

Approved 8-0

18. 2013-08-08: REZONE RD, Residential District to I-1, Light Industrial District for allowed uses located at northwest corner of intersection at W. 2nd St. and N. Harlem Ave.
Legal Description: Tract 1, Block 10 and N1/2 Vacated W. 2nd St., Harrison's Addition, Minnehaha County
Recommendation Approval

Approved 8-0

19. 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 St. and S. Western Ave.
Legal Description: Tract 7, Prairie Hills South Addition, Lincoln County
Recommendation Approval

Approved 8-0

20. 2013-08-22: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a motor vehicle repair business at 812 E. 10th St.
Legal Description: W34 Lot 16, Lot 17, E12 Lot 18, (Ex H-1), Block 1, Paulton s Addition, Minnehaha County
Recommendation Approval

Approved 7-1 with the following stipulations:

- 1.Any outdoor storage of repair parts and repair vehicles shall be securely fenced and screened from public view with a minimum of a 6 high fence or wall;
- 2.All parking spaces are required to be hard surfaced with asphalt or concrete;
- 3.Provide parking lot striping, to show required parking spaces;
- 4.No parking of motor vehicles within the intersection safety zone;
- 5.Obtain a change of use permit through the Zoning/Building Services Department.

21. 2013-06-11: FINAL DEVELOPMENT PLAN in Subarea A, Valley Oaks Planned Development District located at 5301 E. Clubview Dr.
Legal Description: Lot 1 in Tract 2, Valley Oaks Addition, Minnehaha County
Recommendation Approval

Approved 8-0 with the following stipulations:

- 1.Dubuque Avenue petition for street improvements.
- 2.Access permissions from adjacent property owners.
- 3.E. Club View Drive is to be a minimum 20 wide and paved.
- 4.New private roadway easements are to be a minimum 20 wide, paved and named.

22. 2013-08-18: FINAL DEVELOPMENT PLAN in Subarea A, Sanford USD Medical Center Planned Development District to construct a hotel located at W. 19th St. and S. Grange Ave.
Legal Description: S1/2 Block 8, N238' Block 9 and all Vacated 19th St. Adjacent Thereto, Park Addition, Minnehaha County
Recommendation Approval

Approved 8-0

23. 2013-08-01: MINOR AMENDMENT in Subarea C of Judee Estates Planned Development District to increase the density from 220 to 226 units located at the southeast corner of E. Northstar Lane and S. Lewis Ave.
Legal Description: Lot 2A, Block 3, Judee Estates Addition, Lincoln County
Recommendation Approval

Approved 8-0

24. 2013-08-07: MINOR AMENDMENT to Subarea C, Westwood Valley Planned Development District to reduce side yard setbacks to 7' for all residential uses located at W. Broek Dr. and W. 32nd St.
Legal Description: To be platted as: Lots 19, 20, 21, 22 & 23, Block 9, Westwood Valley Addition, Minnehaha County
Recommendation Approval

Approved 8-0 with the following stipulations:

1. Approved for the subject property only and plan as presented.

25. 2013-08-21: MINOR AMENDMENT to Subarea B, Prairie Hills (North) Planned Development District to remove landscape buffer condition of a Final Development Plan located at 5120 N. Granite Lane.
Legal Description: Lot 1, Block 1, Roeman Addition, Minnehaha County
Recommendation Denial

Withdrawn by the applicant

ADJOURNMENT

Meeting adjourned at 8:50 p.m.