

City Planning Commission

Minutes

Carnegie Town Hall, 235 West 10th Street

Wednesday, August 7, 2013 at 6:00 PM

ROLL CALL

Members Present:

Members Absent:

Planning Commissioner Nick Sershen

Planning Commissioner Denny Pierson Planning Commissioner Diane De Koyer

Planning Commissioner Steve Gaspar Planning Commissioner Jessie Schmidt

Planning Commissioner Larry Luetke Planning Commissioner Andi Anderson

Planning Commissioner Sean Ervin

Planning Commissioner Ken Dunlap

CONSENT AGENDA

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

Approved 5-0

2. PLATS

Approved 5-0

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.

3.

Legal Description: Block 4 (except H-1), Platinum Valley III Addition, Lincoln County

Recommendation Approval

Approved 5-0

2013-07-16: MAJOR AMENDMENT to Subarea D, Diamond Valley Planned Development District to change subarea boundaries.

4.

Legal Description: Block 12A, Diamond Addition, Minnehaha County

Recommendation Approval

Approved 5-0

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.

5.

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.

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.

6.

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.

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.

7.

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

Recommendation Approval

MOVED TO FIRST ITEM ON REGULAR AGENDA

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.

8.

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

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.

9.

Legal Description: Tract 2A of the Martins Addition, Minnehaha County

Recommendation Approval

Approved 5-0.

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.

10.

Legal Description: To be platted as Lots 3A & 3B, Block 5, Garden Village Addition, Lincoln County

Recommendation Approval

Approved 5-0.

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.

11.

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

Recommendation Approval

Approved 5-0.

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.

12.

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.

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.

7.

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.

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.

8.

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.

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.

13.

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

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.

14.

Legal Description: Block 23 and 1/2 Vacated Streets Lying Adjacent, Minnehaha  
a County

Recommendation Approval

Approved 5-0

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

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.

15.

Legal Description: Tract 7, Prairie Hills South Addition, Lincoln County

Recommendation Approval

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

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.

16.

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.

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.

17.

Legal Description: NW1/4 of Block 1, & W 44' of NE1/4 Block 1 of Park  
Addition, Minnehaha County

Recommendation Approval

Approved 5-0.

2013-07-03: CONDITIONAL USE PERMIT in I-1, Light Industrial District to  
allow retail trade and service, located at 717 N. Kiwanis Ave.

18.

Legal Description: Lots 1,2,3,10,11 and 12 and the E 1/2 Vacated Hudson Ave,  
Block 21 of Harrison's Addition, Minnehaha County

Recommendation Approval

Approved 5-0.

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

19.

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.

2013-06-11: FINAL DEVELOPMENT PLAN in Subarea A, Valley Oaks Planned Development District located at 5301 E. Clubview Drive.

20.

Legal Description: Lot 1 in Tract 2, Valley Oaks Addition, Minnehaha County

Approval  
Recommendation

Deferred by Petitioner until the September 4th, Planning Commission Meeting

2013-07-14: PRELIMINARY SUBDIVISION for Willow Run Addition located north of E. Arrowhead Parkway and east of Six Mile Road.

21.

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.