

City Planning Commission  
Minutes  
Carnegie Town Hall, 235 West 10th Street  
Wednesday, July 6, 2011 at 7:00 PM

ROLL CALL

Members Present:

Planning Commissioner Nick Sershen  
Planning Commissioner Andi Anderson  
Planning Commissioner Steve Gaspar  
Planning Commissioner Lynnette Olson  
Planning Commissioner Ken Dunlap  
Planning Commissioner Darla Erb  
Planning Commissioner Jessie Schmidt  
Planning Commissioner Denny Pierson

Members Absent:

Planning Commissioner Meredith Larson

Ken Dunlap left

CONSENT AGENDA

1. APPROVAL OF JUNE 1, 2011 MINUTES OF REGULAR MEETING.
  
2. PLATS
  
3. 2011-06-05: REZONE from the O, Office District and the 57th Street East Planned Development District to the C-4, Planned Commercial District for allowed uses at W. 59th St. & S. Louise Ave.  
Legal Description: Block 6, Rolling Hills  
Subdivision and Lots 4-6, Block 1, Crystal Springs Addition, Lincoln County  
Recommendation Approval
  
4. 2011-06-02: MAJOR AMENDMENT to Subarea B of the Red Rock Park Planned Development District to add off-sale alcohol as an accessory use to the allowed uses at 5400 E. Arrowhead Parkway.  
Legal Description: Lot 1, of Tract A, Red Rock  
Park 2nd Addition, Minnehaha County  
Recommendation Approval
  
6. 2011-06-01: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow development of a site greater than an acre for screen printing and apparel retail at 3410 S. Kiwanis Ave.  
Legal Description: Lot 7 (less Tract A), Block 2,  
Brown Addition, Minnehaha County  
Recommendation Approval
  
7. 2011-06-03: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow expansion of a non-conforming use (residential garage) at 1017 E. 8th St.  
Legal Description: Lot 5, Block 2, Morningside  
1st Addition, Minnehaha County  
Recommendation Approval
  
8. 2011-06-09: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a motor vehicle repair shop at 909 N. Lincoln Ave.

Legal Description: N 1/2 Vacated 1st Street &  
Lots 4-6, Block 2, Harrison's Addition, Minnehaha County  
Recommendation Approval

9. 2011-06-07: FINAL DEVELOPMENT PLAN in Subareas C & D of the Westwood Valley Planned Development District to construct an office building and community center at Karmya Circle & Lancaster Drive.

Legal Description: Lot 3, Block 13, Westwood  
Valley Addition, Minnehaha County  
Recommendation Approval

10. 2011-06-08: FINAL DEVELOPMENT PLAN in Subarea C of the Westwood Valley Planned Development District to construct three multi-family apartment buildings at Karmya Circle & Lancaster Drive.

Legal Description: Lot 1, Block 13, Westwood  
Valley Addition, Minnehaha County  
Recommendation Approval

#### CONSENT AGENDA APPROVAL

A motion was made by Commissioner Steve Gaspar and seconded by Commissioner Nick Sershen to move item 5 to the Regular Agenda and Approve the Consent Agenda.

For: Nick Sershen, Andi Anderson, Steve Gaspar, Lynnette Olson, Darla Erb, Denny Pierson, 6. Against: , 0.  
Motion Passed

Ken Dunlap Returned

#### REGULAR AGENDA APPROVAL

A motion was made by Commissioner Lynnette Olson and seconded by Commissioner Nick Sershen to approve with Item 14 deferred and Item 5 moved to the Regular agenda .

For: Nick Sershen, Andi Anderson, Steve Gaspar, Lynnette Olson, Ken Dunlap, Darla Erb, 6. Against: , 0.  
Motion Passed

5. 2011-05-08: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicle display and sales at 3316 S. Hawthorne Avenue.

Legal Description: N33' Lot 8 & S19.25' Lot 9;  
Lot 7 (EX H1) & S1/4 Lot 8; Block 12, Pettingill & Steadmans Addition; and  
Lot 9 GOLDEN RULE SUBD PART Blocks 11 & 12, Pettingill & Steadmans Addition;  
Minnehaha County  
Recommendation Approval

A motion was made by Commissioner Ken Dunlap and seconded by Commissioner Denny

Pierson to approve with added third stipulation for a 6 foot privacy fence along North edge of property 2011-05-08: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicle display and sales at 3316 S. Hawthorne Avenue. Legal Description: N33' Lot 8 & S19.25' Lot 9; Lot 7 (EX H1) & S1/4 Lot 8; Block 12, Pettingill & Steadmans Addition; and Lot 9 GOLDEN RULE SUBD PART Blocks 11 & 12, Pettingill & Steadmans Addition; Minnehaha County.

For: Nick Sershen, Andi Anderson, Denny Pierson, Steve Gaspar, Lynnette Olson, Ken Dunlap, Darla Erb, 7. Against: , 0.  
Motion Passed

Ken Dunlap Left

11. 2011-05-04: REZONE from the RD, Residential District to the I-1, Light Industrial District for allowed uses at 124 S. Elmwood Ave.  
Legal Description: Lot 14, Block 4, Bradley's  
1st Addition, Minnehaha County  
Recommendation Denial

A motion was made by Commissioner Lynnette Olson and seconded by Commissioner Steve Gaspar to deny.

For: Nick Sershen, Denny Pierson, Steve Gaspar, Lynnette Olson, Darla Erb, 5.  
Against: Andi Anderson, 1.  
Motion Passed

Ken Dunlap Returned

12. 2011-05-03: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a telecommunications tower at 701-705 S. Minnesota Ave.  
Legal Description: Lots 4, 4A, 5 & the E. 40' of  
Lot 12, Block 1, Lewis Addition, Minnehaha County  
Recommendation Approval

Ken Dunlap returned

A motion was made by Commissioner Ken Dunlap and seconded by Commissioner Steve Gaspar to approve w/additional two stipulations built as presented and a brown vinyl fence 2011-05-03: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a telecommunications tower at 701-705 S. Minnesota Ave.  
Legal Description: Lots 4, 4A, 5 & the E. 40' of  
of Lot 12, Block 1, Lewis Addition, Minnehaha County.

For: Nick Sershen, Andi Anderson, Denny Pierson, Steve Gaspar, Lynnette Olson, Ken Dunlap, Darla Erb, 7. Against: , 0.  
Motion Passed

13. 2011-06-04: CONDITIONAL USE PERMIT in the RA-2, Residential District to

construct and off-site accessory parking lot at 1914 S. Spring Ave.  
Legal Description: Lot 17 & 18, Block 16,  
University Addition, Minnehaha County  
Recommendation Denial

A motion was made by Commissioner Steve Gaspar and seconded by Commissioner Nick Sershen to deny.

For: Nick Sershen, Andi Anderson, Denny Pierson, Steve Gaspar, Lynnette Olson, Ken Dunlap, Darla Erb, 7. Against: , 0.  
Motion Passed

14. 2011-05-06: REVISED PRELIMINARY SUBDIVISION PLAN for the Timber Oak Estates Addition to allow for the creation of a cul-de-sac on Quiet Oak Trail at 1/4 Mile South of 85th Street, west side of Western Avenue.  
Legal Description: A portion of the W 1/2 of the NE 1/4 of Section 21-100-50, Tract 1 of Crandall's Addition in the SE 1/4 of the NE 1/4 of Section 21-100-50; all in Lincoln County  
Recommendation Denial  
Item deferred for 30 days by petitioner

15. 2011-06-06: MINOR AMENDMENT to Subarea B of the Prairie Meadows Planned Development District to allow replacement of sign with a 17 feet high, 64 square feet sign at 6701 S. Minnesota Ave.  
Legal Description: Lot 2, Block 15, Prairie Meadows 2nd Addition, Lincoln County  
Recommendation Approval

A motion was made by Commissioner Denny Pierson and seconded by Commissioner Andi Anderson to approve with removal of stipulation 2011-06-06: MINOR AMENDMENT to Subarea B of the Prairie Meadows Planned Development District to allow replacement of sign with a 17 feet high, 64 square feet sign at 6701 S. Minnesota Ave.  
Legal Description: Lot 2, Block 15, Prairie Meadows 2nd Addition, Lincoln County.

For: Nick Sershen, Andi Anderson, Denny Pierson, Darla Erb, 4. Against: Steve Gaspar, Lynnette Olson, Ken Dunlap, 3.  
Motion Passed

16. 2011-06-10: DESIGN REVIEW in the Downtown Design Review District to construct a mixed-use building at 522 N. Main Ave.  
Legal Description: A portion of Block 23, Brookings and Edmunds Addition, Minnehaha County  
Recommendation Approval

A motion was made by Commissioner Ken Dunlap and seconded by Commissioner Lynnette Olson to APPROVE W/CONDITIONS.

For: Nick Sershen, Andi Anderson, Denny Pierson, Steve Gaspar, Lynnette Olson, Ken Dunlap, Darla Erb, 7. Against: , 0.  
Motion Passed

ADJOURNMENT

A motion was made by Commissioner Steve Gaspar and seconded by Commissioner Darla Erb to approve.

For: Nick Sershen, Andi Anderson, Denny Pierson, Steve Gaspar, Lynnette Olson, Ken Dunlap, Darla Erb, 7. Against: , 0.  
Motion Passed