

City Planning Commission
Minutes
Carnegie Town Hall, 235 West 10th Street
Wednesday, August 3, 2011 at 7:00 PM

ROLL CALL

Members Present:

Planning Commissioner Meredith Larson
Planning Commissioner Nick Sershen
Planning Commissioner Andi Anderson
Planning Commissioner Denny Pierson
Planning Commissioner Steve Gaspar
Planning Commissioner Lynnette Olson
Planning Commissioner Ken Dunlap

Members Absent:

Planning Commissioner Darla Erb
Planning Commissioner Jessie Schmidt

CONSENT AGENDA

Andi Anderson stepped down from the Consent Agenda vote.

1. APPROVAL OF JULY 6, 2011 MINUTES OF REGULAR MEETING.

2. PLATS

3. 2011-06-11: REZONE from the RS-2, Residential District to the RC, Recreation/Conservation District for allowed uses at E. 26th St. and S. Canyon Ave.

Legal Description: Tract 5, Copper Creek
Addition, Minnehaha County
Recommendation Approval

4. 2011-07-06: REZONE from the I-1, Light Industrial, the C-4, Planned Commercial, and the RA-2, Residential Districts to the I-1, Light Industrial, the C-4, Planned Commercial, and the RA-2, Residential Districts for allowed uses at S. Grange Ave. & W. Village Dr..

Legal Description: A portion of the NW 1/4 NE 1/
4, Section 32-101-49 as shown by exhibit, Minnehaha County
Recommendation Approval

5. 2011-07-10: REZONE from the RA-1, Residential and O, Office Districts to the RS-2, Residential and RC, Recreation/Conservation Districts for allowed land uses at Northwest corner of W. Benson Road and N. Marion Road.

Legal Description: A Portion of SE1/4 Section 35-
102-50, as shown by Exhibit, Minnehaha County
Recommendation Approval

6. 2011-07-11: REZONE from the RS-2, Residential District and the RA-1, Residential District to the RD, Residential District for allowed land uses at W. Madison Street and N. Valley View Road.

Legal Description: Tract 6A, Lalley Estates
Addition, as shown by Exhibit, Minnehaha County
Recommendation Approval

7. 2011-07-13: MAJOR AMENDMENT to Subarea A of the Celebrate Community Church Planned Development District to add a retail coffee shop as an accessory use to the the allowed uses at 1000 S. Sycamore Avenue. MOVED TO FIRST ITEM ON REGULAR AGENDA.

Legal Description: Block 13, Sycamore East
Addition, Minnehaha County
Recommendation Approval

A motion was made by Commissioner Nick Sershen and seconded by Commissioner Meredith Larson to approve 2011-07-13: MAJOR AMENDMENT to Subarea A of the Celebrate Community Church Planned Development District to add a retail coffee shop as an accessory use to the allowed uses at 1000 S. Sycamore Avenue.

Legal Description: Block 13, Sycamore East Addition, Minnehaha County.

For: Meredith Larson, Nick Sershen, Denny Pierson, Steve Gaspar, Lynnette Olson, 5. Against: Andi Anderson, 1.

Motion Passed

8. 2011-07-01: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow a parking lot expansion at W. 59th St. & S. Louise Ave.

Legal Description: Block 6, Rolling Hills
Subdivision and Lots 4 thru 6, Block 1, Crystal Springs Addition, all in Lincoln County
Recommendation Approval

9. 2011-07-03: CONDITIONAL USE PERMIT in the RD, Residential District to construct a 4-unit townhome at E. 45th St. and S. Outfield Ave.

Legal Description: Lot 2A, Block 5, Diamond Field Estates, Minnehaha County
Recommendation Approval

Ken Dunlap left

10. 2011-07-08: MINOR AMENDMENT to Subarea C, Westwood Valley Planned Development District, to reduce front and rear yard minimum required setbacks from 25 feet to 20 feet at W. 32nd Street and S. Norma Trail. MOVED TO 2ND ITEM ON REGULAR AGENDA.

Legal Description: Lots 3-15, Block 9, Westwood Valley Addition, Minnehaha County
Recommendation Approval

A motion was made by Commissioner Steve Gaspar and seconded by Commissioner Nick Sershen to approve 2011-07-08: MINOR AMENDMENT to Subarea C, Westwood Valley Planned Development District, to reduce front and rear yard minimum required setbacks from 25 feet to 20 feet at W. 32nd Street and S. Norma Trail.

Legal Description: Lots 3-15, Block 9, Westwood Valley Addition, Minnehaha County .

For: Nick Sershen, Andi Anderson, Steve Gaspar, 3. Against: Denny Pierson, Lynnette Olson, 2. Meredith Larson Chaired this Item and Ken Dunlap stepped down.
Motion Passed

Ken Dunlap returned

11. 2011-07-07: PRELIMINARY SUBDIVISION PLAN for the Williams Addition in the I-1, Light Industrial District, the C-4, Planned Commercial District and the RA-2, Residential District for a multi-use development at S. Grange Ave. & W. Village Dr.
Legal Description: A portion of the NW 1/4 NE 1/4, Section 32-101-49 as shown by exhibit, Minnehaha County
Recommendation Approval

CONSENT AGENDA APPROVAL

A motion was made by Commissioner Steve Gaspar and seconded by Commissioner Denny Pierson to approve the CONSENT AGENDA with Items 7 & 10 moved to Regular Agenda

For: Meredith Larson, Nick Sershen, Denny Pierson, Steve Gaspar, Lynnette Olson, 5. Against: 0 Andi Anderson stepped down for this item.
Motion Passed

Andi Anderson returned

REGULAR AGENDA APPROVAL

A motion was made by Commissioner Meredith Larson and seconded by Commissioner Lynnette Olson to approve the REGULAR AGENDA with Item 12 deferred and Item 7 & 10 moved from the Consent Agenda.

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

12. 2011-07-12: REZONE from the RS-2, Residential District and the Diamond Valley Planned Development District to the RD, Residential District for allowed uses at E. 73rd Street and S. Eldorado Avenue.
Legal Description: A Portion of the SE1/4 NE1/4 Section 14-100-50 as shown by Exhibit, Lincoln County
Recommendation Approval
13. 2011-06-17: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a hotel on a non-arterial street at 2725 S. Carolyn Ave.
Legal Description: Lot 5, Carolyn's Subdivision of Part of Lot 5 of Resubdivision of Sioux Falls Farmstead, Section 25-101-50, Minnehaha County

Recommendation Approval

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

For: Meredith Larson, Nick Sershen, Andi Anderson, Denny Pierson, Steve Gaspar, Lynnette Olson, 6. Against: 0.

Motion Passed

14. 2011-07-09: CONDITIONAL USE PERMIT in the O, Office District to construct a Day Care Center at W. 90th Street and S. Louise Avenue.

Legal Description: Tract A, Cinnamon Ridge
Addition, Lincoln County
Recommendation Approval

A motion was made by Commissioner Steve Gaspar and seconded by Commissioner Nick Sershen to APPROVE W/CONDITIONS changing stipulation 4 to either wood or vinyl fence.

For: Meredith Larson, Nick Sershen, Andi Anderson, Denny Pierson, Steve Gaspar, Lynnette Olson, 6. Against: 0.

Motion Passed

15. 2011-07-14: FINAL DEVELOPMENT PLAN in Subarea G of the Dawley Farm Village Planned Development District to construct a large single-use retail building at 601 S. Highline Pl.

Legal Description: Lots 6 & 7, Block 17, Dawley Farm Village
Addition, Minnehaha County (to be replatted as Lot 12, Block 17, Dawley Farm Village Addition)
Recommendation Approval

A motion was made by Commissioner Meredith Larson and seconded by Commissioner Denny Pierson to APPROVE W/CONDITIONS and added a 4th stipulation.

For: Meredith Larson, Nick Sershen, Andi Anderson, Denny Pierson, Steve Gaspar, Lynnette Olson, 6. Against: 0.

Motion Passed

Andi Anderson left

16. 2011-07-02: MINOR AMENDMENT to Subarea A of the Brooks Crossing Planned Development District to increase density to 1 per 2475 square feet and remove provisions A & D from "Other Regulations" of the Planned Development District regulations at E. 54th St. and S. Sycamore Ave.

Legal Description: Lot 1, Block 1, Brooks
Crossing Addition, Minnehaha County
Recommendation Approval

A motion was made by Commissioner Nick Sershen and seconded by Commissioner

Lynnette Olson to approve 2011-07-02: MINOR AMENDMENT to Subarea A of the Brooks Crossing Planned Development District to increase density to 1 per 2475 square feet and remove provisions A & D from "Other Regulations" of the Planned Development District regulations at E. 54th St. and S. Sycamore Ave. Legal Description: Lot 1, Block 1, Brooks Crossing Addition, Minnehaha County.

For: Meredith Larson, Nick Sershen, Denny Pierson, Steve Gaspar, Lynnette Olson, 5. Against: 0. Andi Anderson stepped down for this item.
Motion Passed

Andi Anderson returned

ADJOURNMENT

A motion was made by Commissioner Nick Serchen and seconded by Commissioner Steve Gaspar to adjourn.

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