

City Planning Commission

Minutes

Carnegie Town Hall, 235 West 10th Street

Wednesday, November 6, 2013 at 6:00 PM

ROLL CALL

Members Present:

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

Members Absent:

INFORMATIONAL ITEM

Planning Commission Chair Ken Dunlap praised Steve Randall, who is retiring from the City, for his service to the Planning Commission.

Commissioner Denny Pierson gave special recognition to a local restaurant.

CONSENT AGENDA

1. APPROVAL OF October 2, 2013 MINUTES OF REGULAR MEETING.

Approved 7-0

2. PLATS

Approved 7-0

3. 2013-08-12: REZONE AG, Agricultural District and Windswept/Timber Estates PD to the RS-1, Residential District and RC, Recreation/Conservation District for allowed uses located at 7901 S. Western Ave.

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

Recommendation Approval

Approved 7-0

1. For this applicant only.

4. 2013-10-03: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow motor vehicle repair located at 2100 N. Westport Avenue

Legal Description: Lot 3, Tract 5, Knewls Addition, Minnehaha County

Recommendation Approval

Approved 7-0 with the following stipulation:

1. Provide a landscaping plan for approval by the Planning Director.

5. 2013-10-06: CONDITIONAL USE PERMIT in the RS-2, Residential District to construct a neighborhood utility facility located at 5800 W. 69th Street

Legal Description: Lot U-1 in S1/2 SW1/4 Section 7-100-50, Lincoln County

Recommendation Approval

Approved 7-0

6. 2013-10-07: SPECIAL USE PERMIT in Subarea A, River Crossing Planned Development District to allow on-sale alcohol located at 5015 S. Western Avenue, Suite 260
Legal Description: Blocks 3, 5, 6 & 7 River Crossing Addition, Lincoln County
Recommendation Approval

Approved 7-0 with the following stipulation:

1. For this applicant only.

7. 2013-10-08: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow on-sale alcohol located at 5400 W. 26th Street
Legal Description: Lot 1, Tract 1 (EX H1), Silver Valley Plaza Addition Block 5A, Deer Creek Addition, Minnehaha County
Recommendation Approval

DEFERRED TO THE DECEMBER 4, 2013, PLANNING COMMISSION MEETING

8. 2013-10-11: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow motor vehicle display and sales located at 3501 S. Norton Avenue
Legal Description: N1/2 N1/2 & S33' Vacated 43rd St. (Ex S15'), Block 1, Freid's Addition, Minnehaha County
Recommendation Approval

Approved 7-0 with the following stipulation:

1. The number of parking spaces reserved for display and sales is limited to five.

9. 2013-10-15: CONDITIONAL USE PERMIT in the C-2, General Commercial District for an on-sale alcohol establishment located at 2309 W. Madison Street.
Legal Description: W 89' of Lots 1-3, Block 2, Harrison's Addition, Minnehaha County
Recommendation Approval

(MOVED TO REGULAR AGENDA)

10. 2013-10-16: CONDITIONAL USE PERMIT in the C-2, General Commercial and C-4, Planned Commercial District for a retail store greater than 15,000 square feet and on a parcel larger than an acre located at 1725 W. 41st Street.
Legal Description: Lot 1B & 2A, Replat of Lots 1 & 2, Held Addition, Minnehaha County
Recommendation Approval

Approved 7-0 with the following stipulation:

1. Access permit required from Engineering.

11. 2013-10-02: FINAL DEVELOPMENT PLAN in Subarea E, Granite Valley Planned Development District to construct commercial storage units located at 1501 E. Dike Drive
Legal Description: Lot 12, Block 1, Granite Valley Addition, Minnehaha County
Recommendation Approval

Approved 7-0

12. 2013-10-05: FINAL DEVELOPMENT PLAN in Subarea D, Diamond Valley Planned Development District to construct a convenience store with gas dispensing located at 6401 S. Cliff Avenue
Legal Description: E. 200' of Block 12A, Diamond Valley Addition, Lincoln

County
Recommendation Approval

Approved 7-0 with the following stipulation:

1. Access permit application submitted to Engineering prior to building plans.

13. 2013-10-13: FINAL DEVELOPMENT PLAN in Subarea A, Myrl & Roy's Addition Planned Development District to construct a building addition located at 3621 N. Potsdam Avenue
Legal Description: Lot 6, Block 2, Myrl and Roys Development Park Addition, Minnehaha County
Recommendation Approval

Approved 7-0 with the following stipulations:

1. Sidewalk along Potsdam required on plans and prior to building occupancy.
2. Hard surfaced parking and driving areas to be shown with building permits and prior to building occupancy.

14. 2013-10-04: DESIGN REVIEW in the 49th Street Design Review District to allow a main floor addition located at 3823 S. Kiwanis Circle
Legal Description: Tract 6, Lot 5, Tract 3, Brown Addition, Minnehaha County
Recommendation Approval

Approved 7-0

15. 2013-10-14: DESIGN REVIEW in the 49th Street Overlay District to allow a sign with more than 12" of clearance from the ground to the start of the sign face located at 3300 W. 49th Street.
Legal Description: S 187.5' of the E 160', Block 5, New Town Addition, Minnehaha County
Recommendation Approval

Approved 7-0 with the following stipulations:

1. Revised sign permit.
2. Construction completed by April 2014.

CONSENT AGENDA APPROVAL

ITEM 9 WAS MOVED TO THE REGULAR AGENDA AT THE REQUEST OF AN AUDIENCE MEMBER.
ITEMS 1-6, 8 AND 10-15 WERE APPROVED 7-0.

REGULAR AGENDA APPROVAL

9. 2013-10-15: CONDITIONAL USE PERMIT in the C-2, General Commercial District for an on-sale alcohol establishment located at 2309 W. Madison Street.
Legal Description: W 89' of Lots 1-3, Block 2, Harrison's Addition, Minnehaha County
Recommendation Approval

Approved 7-0 with the following stipulation:

1. Approval for this applicant only.

16. 2013-10-12: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow unscreened outdoor storage within 300 feet of an arterial street located at 910 E. Benson Road
Legal Description: Lot B of Lot 10, Block 10, Sioux Empire Development Park One Addition, Minnehaha County
Recommendation Approval

Approved 6-1 (Sershen voted no.)

17. 2013-10-17: CONDITIONAL USE PERMIT in C-3, Downtown Commercial to allow an on-sale alcohol establishment located at 322 E. 8th Street.
Legal Description: Lots C, D and E, Tract 17 in SW1/4 Section 16-101-49;
Lot B, Zip Addition; Minnehaha County
Recommendation Approval

Approved 6-0 (Pierson abstained) with the following stipulations:

1. For this applicant only.

2. A security management plan approved by the Police Department.

ADJOURNMENT

The meeting adjourned at 6:51 p.m.