

City Planning Commission
Minutes
Carnegie Town Hall, 235 West 10th Street
Wednesday, June 4, 2014 at 6:00 PM

ROLL CALL

Members Present:

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

Members Absent:

Planning Commissioner Larry Luetke

INFORMATIONAL ITEM

There was none.

CONSENT AGENDA

Planning Commissioner Andi Anderson was excused from the discussion and the vote on Items 1-3, 6-12, and 15-17.

1. APPROVAL OF May 7, 2014 MINUTES OF REGULAR MEETING.

Approved 6-0

2. PLATS

Approved 6-0

3. 2014-05-03: REZONE from the RA-2, Apartment Residential District; CN, Conservation District & LW, Live/Work District to the RA-2, Apartment Residential District; CN, Conservation District & LW, Live/Work District for allowed uses located southeast of W. 81st St. & S. Audie Ave. intersection.

Legal Description: A portion of Tract 4, Fischernich Addition, Lincoln County, as shown by exhibit.

Recommendation Approval

Approved 6-0

4. 2014-05-06: REZONE from the AG, Agricultural District to the CN, Conservation District; RD-1, Twin Home/Duplex Residential District; RD-2, Townhome Residential Suburban, RA-2, Apartment Residential District; RA-3, Apartment Residential District and C-2, Commercial District for allowed uses located at the northwest corner of SD Hwy 42 Six Mile Road & East 26th St.

Legal Description: SE 1/4 of the SE 1/4 (Ex: Tract 1A, Dunn's Addition and CO. Aud. Lot H-2 adjacent thereto) Section 19-T101N-R48W, Minnehaha County, as shown by exhibit.

Recommendation Approval

Approved 7-0

5. 2014-05-07: REZONE from the AG, Agricultural District to the CN, Conservation District; RA-3, Apartment Residential District; C-2, Commercial District and C-3, Commercial District for allowed uses located at the northeast corner of SD Hwy 42 Six Mile Rd. & E. 26th St.

Legal Description: Tract A of Assam's Addition in the W 1/4 Section 20-T101N-R48W of the 5th P.M. along with Tract 3 (Except Lot X, and Co. Aud. Lot H-1 SW 1/4, and Co. Aud. Lot H-2 S1/2 SE1/4, and Lot H1 in Tract 3, Lot H2 in Tract 3, Lot H-3 in Tract 3) Perry Warren Estate's Addition in Section 20-T101N-R48W, Minnehaha County.
Recommendation Approval

Approved 7-0

6. 2014-05-08: REZONE from the AG, Agricultural District to the I-1, Light Industrial District for allowed uses located west of S. Discovery Ave. & south of W. 12th St.
Legal Description: Beginning at the Northeast Corner of Lot 1, Block 1 of Rocky Ridge II Addition, Minnehaha County, as shown by exhibit.
Recommendation Approval

Approved 6-0

7. 2014-05-13: REZONE from the C-3, Commercial-Community to the RA-1, Apartment Residential-Low Density located at S. Bahnson and E. 11th St.
Legal Description: North 33' of vacated 11th St. adjacent and the South 80.25' of Tract 52; North 80.25' and South 160.5' of Tract 51; North 33' of vacated 11th St. adjacent and the South 80.25' of Tract 51 of County Auditor's Subdivision, Minnehaha County.
Recommendation Approval

Approved 6-0

8. 2014-05-14: REZONE from the RA-1, Apartment Residential District to the RA-3, Apartment Residential District for allowed uses located at Willow Run Golf Course at SD Hwy 42 & E. Six Mile Rd.
Legal Description: Tract 3, Willow Run Addition and A Portion of Tract 1, Willow Run Addition as shown by exhibit, Minnehaha County, as shown by exhibit.
Recommendation Approval

Approved 6-0

9. 2014-05-15: REZONE from the RA-2, Apartment Residential District and the LW, Live Work District to the RD-2, Townhome Residential District and the CN, Conservation District for allowed uses located to the west of S. Hanson Ave. & W. Bridger St.
Legal Description: A portion of N 1/2 SW 1/4 Section 17-100N-R50W of 5th PM, Minnehaha County, as shown by exhibit.
Recommendation Approval

Approved 6-0

10. 2014-05-16: REZONE from the C-2, Commercial District to the S-1, General Institutional District for allowed uses at the northwest corner of 69th St. & S. Southeastern Ave.
Legal Description: A portion of the S 1/2 of the SE 1/4 of Section 12, Minnehaha County, as shown by exhibit.
Recommendation Approval

Approved 6-0

11. 2014-05-17: REZONE from the C-2, Commercial District to the C-3, Commercial District for allowed uses located at the northeast corner of 69th St. & Cliff Ave.

Legal Description: A Portion of the South Half of SW 1/4 of Section 12-100, Lincoln County, as shown by exhibit.

Recommendation Approval

Approved 6-0

1. Building of no more than 50,000 square feet of gross floor area.

12. 2014-05-19: REZONE from the RA-2, Apartment Residential District to the RD-2, Townhome Residential District for allowed uses located at southwest corner of Grand Slam Ave. & E. 45th St.

Legal Description: Portion of Tract 1 & Outlot A Diamond Fields Estates Addition, Minnehaha County, as shown by exhibit.

Recommendation Approval

Approved 6-0

13. 2014-05-01: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to construct a telecommunications tower.

Legal Description: Part of the S. 950' of the W. 600' of the SW 1/4, of the SE 1/4, lying N. of Tracts 1 and 2 therein, Section 4, T101-R49W, Minnehaha County.

Recommendation Approval

Approved 7-0

14. 2014-05-02: CONDITIONAL USE PERMIT in the C-2, Neighborhood and Street Car Commercial District to allow a full-service restaurant within 250' of a sensitive use.

Legal Description: Blocks 64 & 65, Capitol Hill Addition, Minnehaha County.

Recommendation Approval

Approved 7-0

1. A security management plan is provided to the Police Department to address operational issues including employee training and supervision of customers, enforcement of age-restrictive product sales and smoking policy. If the conditions of the management plan are violated the conditional use permit may be revoked.

2. This applicant only.

15. 2014-02-04: PRELIMINARY SUBDIVISION PLAN for Canterbury Heights North Addition located southwest of Great Bear.

Legal Description: Tract 1 of Knochenmus Addition, Minnehaha County.

Recommendation Approval

Approved 6-0

16. 2014-05-04: PRELIMINARY SUBDIVISION PLAN for Cedar Pines Addition.

Legal Description: SE 1/4 of the SE 1/4 (Ex: Tract 1A, Dunn's Addition and CO. Aud. Lot H-2 adjacent thereto) Section 19-T101N-R48W, Minnehaha County.

Recommendation Approval

Approved 6-0

17. 2014-05-05: PRELIMINARY SUBDIVISION PLAN for Ponderosa Highlands Addition.

Legal Description: Tract A of Assam's Addition in the W 1/4 Section 20-T101N-R48W of the 5th P.M. along with Tract 3 (Except Lot X, and Co. Aud. Lot H-1 SW 1/4, and Co. Aud. Lot H-2 S1/2 SE1/4, and Lot H1 in Tract 3, Lot H2 in Tract 3, Lot H-3 in Tract 3) Perry Warren Estate's Addition in Section 20-T101N-R48W, Minnehaha County.

Recommendation Approval

Approved 6-0

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

Item 4 was discussed at this time. See item for action taken.
Item 5 was discussed at this time. See item for action taken.
Item 13 was discussed at this time. See item for action taken.
Item 14 was discussed at this time. See item for action taken.

18. 2014-04-01: REZONE from the AG, Agriculture District to the RA-2, Apartment Residential District for allowed uses, located at 9000 W. 26th St.
Legal Description: East % of Tract 1 Talsma 2nd Addition, as shown by exhibit.
Recommendation Approval

Approved 6-0. Planning Commissioner Andi Anderson was excused from the discussion and vote of this item.

19. 2014-04-04: REZONE from the LW, Live/Work District to the C-2, Commercial District for allowed uses located at the southwest corner of W. 57th St. and S. Nevada Ave.
Legal Description: A portion of the Rolling Hills Subdivision in Lincoln County, as shown by exhibit.
Recommendation Denial

Deferred by the applicant to the July 1, 2014 Planning Commission Meeting.

20. 2014-05-10: REZONE from the C2 & C4, Commercial; CN, Open Space; O, Office/Institutional; RA-2 & RA-1, Apartment Residential; RS, Single-Family Residential Districts to the C2, C3 & C4, Commercial; CN, Open Space; O, Office/Institutional; RA-3, RA-2 & RA-1, Apartment Residential; LW, Live/Work; RD-1, Twin Home/Duplex Residential and RS, Single-Family Residential for allowed forms located at Dawley Farm Village at E. 26th St. and S. Powderhouse Rd.
Legal Description: S 30 Acres in the SE 1/4 of the SW 1/4 and a Portion of the E 1/2 of Section 24, Minnehaha County, as shown by exhibit.
Recommendation Approval

Approved 7-0

21. 2014-05-20: REZONE from the RD-1, Twinhome/Duplex Residential and the RS, Single-Family Residential District to the RA-1, Apartment Residential District; RD-2, Townhome Residential District for allowed forms located at 69th St. & Southeastern Ave.
Legal Description: Portion of Tract 2 Emerald Valley Addition, Lincoln County, as shown by exhibit.
Recommendation Approval

Deferred by the applicant to the July 1, 2014 Planning Commission Meeting.

22. 2014-05-12: CONDITIONAL USE PERMIT for the construction of an accessory parking lot.
Legal Description: Lots 1-12, Block 7 and Lots 1-12, Block 10 All in Park Addition, Minnehaha County.
Recommendation Approval

Approved 7-0

23. 2014-05-18: CONDITIONAL USE PERMIT for the construction of an accessory parking lot.
Legal Description: Lots 17 & 18 Block 16, University Addition, Minnehaha County.
Recommendation Denial

Withdrawn by the applicant.

24. 2014-05-09: ALTERNATIVE SITE PLAN to allow a 4 high fence in lieu of a 6 high berm at a parking lot adjacent to multi-family residential.
Legal Description: Tract 1, Cottonwood Heights Addition, Minnehaha County.
Recommendation Approval

Approved 7-0

25. 2014-05-11: ALTERNATIVE SITE PLAN to allow a 4 high fence in lieu of a 6 high berm at the location of a stormwater pond adjacent to residential.
Legal Description: Lots 1-2, Block 7 and Lots 1-12, Block 10 All in Park Addition, Minnehaha County.
Recommendation Approval

Approved 7-0

1. Street vacation of 19th St. is effective.
2. Lots 1-12 are combined by the applicant and approved by the County Equalization Office.
3. A 4 tall vinyl fence is required.

ADJOURNMENT

The meeting adjourned at 7:38 p.m.