

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday January 11, 2018 - 8:00 A.M.
First Floor Council Chambers - Municipal Building

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) December 14, 2017

IV. Old Business

V. New Business

- 1) Lichi Hsueh requests permission, as per site plan submitted, to 1) permit an accessory structure that does not comply with the adopted building codes of the City of Aberdeen, which would be an Appeal to the Board of Zoning Adjustment and 2) to permit an accessory structure that is not aesthetically similar to the primary structure, which would be an Appeal to the Board of Zoning Adjustment, and 3) to construct a 288sf accessory structure in addition to an existing 240sf accessory structure for a total of 528sf rather than the permitted 327sf, which would be a 201sf Accessory Structure Lot Coverage Variance and 4) to construct a 12'x24' accessory structure 2' from the South property line rather than the required 5', which would be a 3' Building Variance, all on Lot 631, Morning Heights Addition, a.k.a. 815 Wells Street S.
- 2) Aberdeen Christian School requests permission, as per site plan submitted, to install a 263sf wall sign in addition to existing 280sf, for a total of 543sf rather than the permitted 36sf, which would be a 507sf Total Sign Size Variance, all on Proposed Lot 1, Aberdeen Christian School-Avera Addition, a.k.a. 1500 Highway 281 N.
- 3) GPHC, LLC requests permission, as per site plan submitted, to permit the open storage of vehicles for sale or rent, which would be a Special Exception in the (C-3) Central Business District, all on Lots 3-4, Block 10, North Aberdeen Addition, a.k.a. 115 Main Street N.
- 4) Wagner Holdings, LLC and Premier Auto request permission, as per site plan submitted, to permit the open storage, parking and sale of junk, unlicensed or inoperable vehicles, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, all on Lot 1, Second Overpass Addition, a.k.a. 103 Second Street N.

- 5) Marlene Kessler requests permission, as per site plan submitted, to appeal the notice and order to demolish all structures located on the property as ordered by the Code Enforcement Department, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 2, Block 8, Fifteenth Addition to Highland North Addition, a.k.a. 1916 Jay Street N.
- 6) Eldon Wahl, requests permission, as per site plan submitted, to operate a commercial feedlot in a (M-Ag) Mini-Agricultural Zoning District, which would be an Appeal to the Board of Zoning Adjustment, all on Eisenbeisz Outlot 1 in the SE¼ Sect. 26-T124N-R64W, a.k.a. 38686 129th Street.
- 7) WIPT, Inc. requests permission, as per site plan submitted, to permit the open storage, parking and sale of tractors, semi-trucks, cars and similar vehicles, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, all on Lot 1, Swanson Electric Addition, a.k.a. 1702 Sixth Avenue SW.
- 8) Loeb Investments, Inc. requests permission, as per site plan submitted, to construct a 3'8"x6'9" addition to an existing freestanding sign 10' from the East property line rather than the permitted 20', which would be a 10' Sign Setback Variance, all on Lot 3, Industrial Addition, a.k.a. 1106 Fifth Street S.
- 9) The Aberdeen Development Corporation and Black & Veatch request permission, as per site plan submitted, to construct a 79' tall telecommunication tower and related structures, which would be a Special Exception in an (I-2) Unrestricted Industrial Zoning District, all on Lot 1, Safeguard/ADC Subdivision, a.k.a. 2830 Industrial Avenue NE.
- 10) Michael Trumbo requests permission, as per site plan submitted, to appeal the notice and order to demolish all structures located on the property as ordered by the Code Enforcement Department, which would be an Appeal to the Board of Zoning Adjustment, all on The South 40' of the West 34' of Lot 12 & the South 40' of Lot 13 & the South 40' of the East 16' of Lot 14 and the 4' strip directly North of parcel, Block 53, Second Addition, a.k.a. 909 Main Street S.
- 11) B&G Motorsports, Inc. d.b.a. Stutsman Harley Davidson requests permission, as per site plan submitted, to permit the open storage, sale and display of vehicles, which would be a Special Exception in the (I-2) Unrestricted Industrial Zoning District, all on Lot 1, Browning First Addition in the NW¼ Sect. 22-T123N-R64W, a.k.a. 717 385th Avenue S.
- 12) Campbell's Town & Country and VFW Post 17 request permission, as

per site plan submitted, to 1) permit a 2'x3' freestanding, off-premise sign as an accessory land use and in addition to an existing freestanding sign, which would be an Appeal to the Board of Zoning Adjustment, and 2) to construct a 2'x3' off-premise sign 0' from the North property line rather than the required 20', which would be a 20' Sign Setback Variance, all on Outlot 1 of Plat of Outlots 1-5, N½ NW¼ Sect. 23-T123N-R64W & North 33' of V/S & East 32' V/S, a.k.a. 1523 Sixth Avenue SW.

- 13) Marie Crawford and VFW Post 17 request permission, as per site plan submitted, to 1) permit a 2'x3' freestanding, off-premise sign as an accessory land use and in addition to an existing freestanding sign and an existing off-premise sign, which would be an Appeal to the Board of Zoning Adjustment, and 2) to construct a 2'x3' off-premise sign 0' from the South property line rather than the required 20', which would be a 20' Sign Setback Variance, all on The 420' North of the South 75' of the W½SW¼SE¼SE¼ Sect. 17-T123N-R63W, a.k.a. 3601 Sixth Avenue SE.
- 14) Lora Gray and VFW Post 17 request permission, as per site plan submitted, to 1) permit a 2'x3' freestanding off-premise sign as an accessory land use, which would be an Appeal to the Board of Zoning Adjustment and 2) to construct a 2'x3' sign 0' from the North property line rather than the permitted 20', which would be a 20' Sign Setback Variance, all on Lot 1, Auto Plaza Addition, a.k.a. 723 Auto Plaza Drive.
- 15) Nadine Menning request permission, as per site plan submitted, to permit the keeping of livestock on a property in the (R-2) Medium Density Residential Zoning District, which would be an Appeal to the Board of Zoning Adjustment, all on Witte Lot 1, Aberdeen Creekside Subdivision, in the E½ of Sect. 25-T123N-R64W, a.k.a. 2410 Dakota Street S.
- 16) Spike, LLC requests permission, as per site plan submitted, to 1) construct a convenience store wall 13.5' from the West property line rather than the required 30', which would be a 16.5' Building Variance and 2) a canopy 11.5' from the West property line rather than the required 30', which would be a 18.5' Building Variance, and 3) to provide parking stalls that are 9' wide rather than the required 10', which would be a 1' Minimum Parking Stall Width Variance and 4) to provide parking stalls that are 18' deep rather than the required 20', which would be a 2' Minimum Parking Stall Depth Variance and 5) to construct an accessory building 25' from the South property line rather than the required 45', which would be a 20' Setback Variance and 6) to construct an accessory structure with 18' tall sidewalls, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, all on Lot 1, CCK Addition and Lot 9, Easton's First Subdivision of Lots 1-6, Block 45, Bennett & Thomas Addition, a.k.a. 711 and 701 Second

Street N.

VI. Other Business

VII. Adjournment