

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

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) February 8, 2018

IV. Old Business

V. New Business

- 1) Jeff Stockert requests permission, as per site plan submitted, to 1) permit the construction of a mini-storage building, which would be an Appeal in the (I-2) Unrestricted Industrial Zoning District, and 2) to construct a mini-storage building that is 224' deep rather than the permitted 120', which would be a 104' Maximum Depth Variance and 3) to construct a mini-storage building that is 110' in width rather than the permitted 30', which would be an 80' Maximum Width Variance, and 4) to construct a mini-storage building with 22' sidewall height rather than the permitted 16', which would be a 6' Maximum Sidewall Height Variance, all on Proposed Lot 2, ADC 2018-1 First Subdivision, a.k.a. 720 Enterprise Street N.
- 2) Stacy Gossman requests permission, as per site plan submitted, to permit the operation of a temporary fireworks stand within the Zoning Jurisdiction of the City of Aberdeen, which would be a Special Exception, all on Lot 1B, Gossman First Addition, a.k.a. 5759 Highway 12 E.
- 3) Ka-Boomer's, Inc. requests permission, as per site plan submitted, to permit the operation of a temporary fireworks stand within the Zoning Jurisdiction of the City of Aberdeen, which would be a Special Exception, all on Judy Outlot 1, NW¼ Sect. 22-T123N-R63W, a.k.a. 5050 Highway 12 E.
- 4) Kevin Bourdon and Julie Meidinger request permission, as per site plan submitted, to permit the open storage, parking and sale of semi-trucks and trailers, rock, gravel, dirt piles and shipping containers, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, all on Lot 1, Auditor's Subdivision in the SE¼ Sect. 27-T123N-R64W, a.k.a. 2932 Highway 281 S.
- 5) Kevin & Andrea Schwan request permission, as per site plan submitted, to allow two accessory structures to remain on a lot without the required primary structure in a (R-2) Medium Density Residential Zoning District, which would be an Appeal to the Board of Zoning Adjustment, all on the 264' North of the South 264' of the East 300' of the W½SW¼ Sect. 19-T123N-R63W, a.k.a. 1717 Melody Lane.

- 6) Midcontinent Communications, SAC Wireless and Peggy Schulte request permission, as per site plan submitted, to permit the colocation of a wireless telecommunication antenna and placement of a 10'x10' equipment platform on an existing communications tower, which would be an Appeal to the Board of Zoning Adjustment in an (A-1) Agricultural Zoning District, all on the SW¼ Sect. 10-T123N-R64W, Except Land Platted, a.k.a. 2450 Eighth Avenue NW.
- 7) Jarrod Kannas requests permission, as per site plan submitted, to 1) permit the construction of four mini-storage buildings, which would be an Appeal to the Board of Zoning Adjustment in the (I-2) Unrestricted Industrial Zoning District, and 2) to construct two mini-storage buildings that are 150' in length rather than the permitted 120', which would be two 30' Maximum Width Variances and 3) to construct four mini-storage buildings that are 42' in depth rather than the permitted 30', which would be four 12' Maximum Depth Variances, all on Lot 2, S&C Schipke Subdivision of Lot 1, D&S Business Park First Addition, a.k.a. 4063 Schipke Lane.
- 8) H&H Farms, LLP requests permission, as per site plan submitted, to construct an event center, which would be an Appeal to the Board of Zoning Adjustment in the (A-1) Agricultural Zoning District, all on the SE¼ Sect. 21-T123N-R64W, except Lot 1, Hedger's First Addition and Land Deeded, a.k.a. 38451 Highway 12 W.
- 9) KRB Properties, LLC requests permission, as per site plan submitted, for 1) existing unattached garage to remain 0' from the South property line rather than the required 5', which would be a 5' Building Variance, in order to 2) construct a four-unit apartment building 16' from the West property line rather than the required 25', which would be a 9' Building Variance, all on Lots 955-956, Morning Heights Extended Addition, a.k.a. 1015 Cochrane Street S.
- 10) KRB Properties, LLC requests permission, as per site plan submitted, for 1) existing unattached garage to remain 0' from the North property line rather than the required 5', which would be a 5' Building Variance, and 2) 0' from the South property line rather than the required 5', which would be a 5' Building Variance, all on Lots 953-954, Morning Heights Extended Addition, a.k.a. 1019 Cochrane Street S.
- 11) KRB Properties, LLC requests permission, as per site plan submitted, for 1) existing unattached garage to remain 0' from the North property line rather than the required 5', which would be a 5' Building Variance, and 2) 0' from the South property line rather than the required 5', which would be a 5' Building Variance, all on Lots 951-952, Morning Heights Extended Addition, a.k.a. 1021 Cochrane Street S.
- 12) KRB Properties, LLC requests permission, as per site plan submitted, for 1) existing unattached garage to remain 0' from the North property line rather than the required 5', which would be a 5' Building Variance, all on Lots 949-950, Morning Heights Extended Addition, a.k.a. 1023 Cochrane Street S.

- 13) Aberdeen Congregation of Jehovah's Witnesses request permission, as per site plan submitted, to 1) construct a 32sf freestanding sign rather than the permitted 16sf, which would be a 16sf Freestanding Sign Size Variance, and 2) to install 53.75sf of total freestanding and wall signage rather than the permitted 32sf, which would be a 21.75sf Total Sign Size Variance, all on Lot 2, Isaiah's Addition, a.k.a. 1757 Lawson Street S.
- 14) Homes Are Possible, Inc. requests permission, as per site plan submitted, to 1) plat a lot that is 45' wide rather than the required 60', which would be a 15' Minimum Lot Width Variance, and 2) construct a house and attached garage 5' from the South property line rather than the required 8', which would be a 3' Building Variance, all on Proposed Lot 1, Homes Are Possible Subdivision 2018-1, a.k.a. 1202 Second Street S.
- 15) Leadership Aberdeen and Chow Main Properties, LLC request permission, as per site plan submitted, to restore a historic supergraphic sign on the South side of the building, which would be a Special Exception, all on Lot 4, Block 31, First Addition, a.k.a. 508 Main Street S.
- 16) Leadership Aberdeen and Court Street Partners, LLP request permission, as per site plan submitted, to restore 5 historic supergraphic signs on the building, which would be a Special Exception, all on Lots 1-3, Block 1, Original Plat and Lots 1-4 & N 6' of Lot 5, Block A, Original Plat and Lots 4-12, Block 64, Hagerty & Lloyd Addition & Vacated Washington Street ROW, a.k.a. 1 Court Street.
- 17) Leadership Aberdeen and Scott Peterson request permission, as per site plan submitted, to 1) restore a historic supergraphic sign on the South side of the building, which would be a Special Exception and 2) to permit an off-premise advertisement, which would be an Appeal to the Board of Zoning Adjustment in the Aberdeen Commercial Historic District, all on Lot 12, Block 11, Original Plat, a.k.a. 224 Main Street S.
- 18) Leadership Aberdeen and Greg Sander request permission, as per site plan submitted, to restore 2 historic supergraphic signs on the building, which would be a Special Exception, all on Lot 13, Block 7, Original Plat, a.k.a. 111 Main Street S.
- 19) Leadership Aberdeen and Len Scherr request permission, as per site plan submitted, to restore a historic supergraphic sign on the building, which would be a Special Exception, all on Lot 6, Block 11, Original Plat, a.k.a. 212 Main Street S.

VI. Other Business

VII. Adjournment