

****OPEN MEETING GUIDELINES DURING COVID-19 PANDEMIC****

ALL PERSONS ATTENDING THE MEETING SHOULD MAINTAIN PHYSICAL SEPARATION OF AT LEAST SIX FEET BETWEEN PERSONS WHO ARE NOT IMMEDIATE FAMILY MEMBERS OR MEMBERS OF THE SAME HOUSEHOLD. PUBLIC SEATING IN COUNCIL CHAMBERS WILL BE ARRANGED TO MAINTAIN THE PHYSICAL SEPARATION AND MAY NOT BE MOVED IN VIOLATION OF THIS REQUIREMENT. ANY MEMBER OF THE PUBLIC WHO FAILS TO MAINTAIN THE REQUIRED SEPARATION WILL BE ASKED TO COMPLY. SUCH PERSON WILL BE REMOVED FROM COUNCIL CHAMBERS UPON REFUSAL TO COMPLY.

**AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday, April 9, 2020- 8:00 A.M.
First Floor Council Chambers - Municipal Building**

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**
 - 1) March 12, 2020
- IV. Open Forum 8:00 – 8:10 A.M. (SEE FORMAT GUIDELINES AT END OF AGENDA)**
- V. Old Business**
- VI. New Business**
 - 1) Frost Development, Inc. requests permission, as per site plan submitted, to 1) permit two residential structures to remain on one lot, which would be an Appeal to the Board of Zoning Adjustment, and 2) to permit 5 off-street parking stalls rather than the required 8, which would be a Variance of three parking stalls, and 3) to install five 8' wide parking stalls rather than the permitted 10', which would be a 2' Minimum Parking Stall Width Variance, all on Lot 5, Block 10, Thomas Addition, a.k.a. 926 Lincoln Street S.
 - 2) Dawaine Haar and Todd Zens requests permission, as per site plan submitted, to permit an accessory structure to remain on a property without the required primary structure, which would be an Appeal to the Board of Zoning Adjustment in the (R-3) High Density Residential Zoning District, all on Lots 6-10, Block 22, Roches East Side Addition, a.k.a. 118 Illinois Street S.
 - 3) Kiropa Properties, LLC and Eric Sinclair request permission, as per site plan submitted, to 1) permit the provision of 109 parking stalls rather than the required 199, which would be a 90 Parking Stall Variance and 2) to permit the provision of 2 off-street loading and unloading spaces rather than the required 10, which would be an 8 space Variance, all on Lot 1, Lamont Second Addition, a.k.a. 3502 Seventh Avenue SE.
 - 4) The Aberdeen Development Corporation and Huff Construction, Inc. request permission, as per site plan submitted, to 1) permit the construction of mini-storage facilities in conjunction with another permitted use, which would be an Appeal to the Board of Zoning Adjustment in an (I-2) Unrestricted Industrial District and 2) to construct mini-storage building 65' in depth rather than the permitted 30', which would be a 35' Maximum Depth Variance and 3) to provide 47 parking stalls rather than the required 102 stalls, which would be a 55 stall Minimum Parking Variance, all on Proposed Lot 2, ADC 2020-1 Subdivision to the City of Aberdeen, a.k.a. 628 Enterprise Street N.

- 5) Refuge Retreats, LLC request permission, as per site plan submitted, to install a (5'x8') 40sf real estate sign rather than the permitted 8sf, which would be a 32sf Sign Variance, all on Commercial Lot 1 Ex the North 40 of the West 38', Camelot Estates Third Addition, a.k.a. 711 Lancelot Drive N.
- 6) Doug Braa requests permission, as per site plan submitted, to 1) permit the construction of a min-storage facility, which would be an Appeal to the Board of Zoning Adjustment in the (I-2) Unrestricted Industrial Zoning District, and 2) to permit the construction of a mini-storage building that is 50' in width rather than the permitted 30', which would be a 20' Maximum Width Variance, and 3) construct a mini-storage building that is 200' long rather than the permitted 120', which would be an 80' Maximum Length Variance, all on Lot 1, Aberdeen Asphalt Addition, a.k.a. 408 Twelfth Avenue SW.
- 7) Ryan Haessig requests permission, as per site plan submitted, to 1) install a 6'x8' freestanding sign 2' from the West property line rather than the permitted 20', which would be an 18' Sign Setback Variance, or 2) to install a 6'x8' freestanding sign 10' from the South property line rather than the required 20', which would be a 10' Sign Setback Variance and 3) 6' from the West property line rather than the required 20', which would be a 14' Sign Setback Variance, all on Lot 3, Steele Structures Second Addition, a.k.a. 11 Dakota Street S.
- 8) The Aberdeen Development Corporation and GR Rentals, LLC request 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 an (I-2) Unrestricted Industrial District and 2) to construct mini-storage building 60' in depth rather than the permitted 30', which would be four 30' Maximum Depth Variances, all on Proposed Lot 3, ADC 2020-1 Subdivision to the City of Aberdeen, a.k.a. 616 Enterprise Street N.
- 9) 500 N Hwy 281, LLC and Amerco Real Estate Company request permission, as per site plan submitted to 1) convert existing 66,748sf structure to an interior mini-storage facility, which would be a Special Exception in the (C-2) Highway Commercial District and 2) to construct four 30'x120' mini-storage buildings, which would be a Special Exception in the (C-2) District and 3) to permit the open storage and parking of rental trucks, trailers, vans and similar vehicles, which would be a Special Exception in the (C-2) District, all on Shopko Outlot of Howard's Outlot B, a.k.a. 500 Highway 281 N.

VII. Other Business

VIII. Adjournment

FORMAT GUIDELINES:

- 1) *Open forum provides an opportunity for the public to address the Aberdeen City Board of Zoning Adjustment with questions, concerns or comments on items, which are not on the agenda. Citizens are asked to sign up to speak prior to the open forum portion of the meeting. Open forum will be limited to 10 minutes (if no one is in attendance for the open forum, the regular meeting may begin) unless a majority of the Aberdeen City Board of Zoning Adjustment agrees to extend the time period. The open forum may not be used to make personal attacks, to air personality grievances, to make political endorsements, or for political campaign purposes. Open forum will not be used as a time for problem solving or reacting to the comments made, but, rather for hearing the citizen for informational purposes. The Aberdeen City Board of Zoning Adjustment may respond with request for city management to follow up and report back on any issue raised during the public address time. A presentation may not exceed two minutes in duration.*
- 2) *ADA Compliance: The City of Aberdeen fully subscribes to the provisions of the American's With Disabilities Act. If you desire to attend this public meeting and are need of special accommodations, please notify the City Planning & Zoning Office at least 8 hours prior to the meeting so appropriate auxiliary aids and services can be made available. The Aberdeen City Board of Zoning Adjustment meets monthly on the second Thursday of each month at 8:00 a.m.*
- 3) *A copy of the subject matter on the Aberdeen City Board of Zoning Adjustment meeting agenda is available for public distribution at the City Planning & Zoning Office and available on the City's website @ www.aberdeen.sd.us.*