

**AGENDA**  
**REGULARLY SCHEDULED MEETING**  
**ABERDEEN CITY BOARD OF ZONING ADJUSTMENT**  
**Thursday May 10, 2018 - 8:00 A.M.**  
**First Floor Council Chambers - Municipal Building**

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**
  - 1) April 12, 2018
- IV. Old Business**
- V. New Business**
  - 1) Jennifer Belmore requests permission, as per site plan submitted, to 1) permit the operation of a daycare as a home occupation, which would be a Special Exception in the (R-2) Medium Density Residential Zoning District, and 2) to allow 3 employees from outside the family, rather than the permitted 1, which would be an Appeal to the Board of Zoning Adjustment, all on The South 25' of Lot 5 and Lot 6, Block 9, First Addition to the Highlands of Aberdeen, a.k.a. 1204 Penn Street N.
  - 2) Jarrett Jones requests permission, as per site plan submitted, to permit the installation of an off-premise sign as an accessory land use in addition to an existing primary use, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1, Shishnia's First Addition, a.k.a. 13297 393<sup>rd</sup> Avenue.
  - 3) Tom Goehring requests permission, as per site plan submitted, to permit the open storage of trailers, boat trailers, campers and similar personal items, which would be a Special Exception in the (I-2) Unrestricted Industrial Zoning District, all on Lot 3, Brenner-Moser Addition, a.k.a. 522 East Drive.
  - 4) Tom Goehring and Russ Brick request permission, as per site plan submitted, to permit the open storage of portable toilets, trucks and trailers, which would be a Special Exception in the (I-2) Unrestricted Industrial Zoning District, all on Lot 3, Brenner-Moser Addition, a.k.a. 522 East Drive.
  - 5) Steve Stickelmyer requests permission, as per site plan submitted, to construct a second approach 199' East of an existing approach, rather than the required 500', which would be a 301' Minimum Approach Separation Variance, all on Lot 3, B&J First Subdivision in the NE¼ Sect. 15-T123N-R64W, a.k.a. 2503 Eighth Avenue NW.
  - 6) Gary Eldevik requests permission, as per site plan submitted, to 1) install a second approach 230' West of an existing approach, rather than the required 500', which would be a 270' Minimum Approach Separation Variance, and 2) construct a 44'x60' accessory building 30' from the West property line rather than the required 35', which would be a 5' Building Variance and 3) to construct a 44'x60' accessory building 30' from the South property line rather than the required 100', which would be a 70' Building Variance, all on Lot 1, Eldevik's First Addition in the SE¼ Sect. 2-T122N-R64W, a.k.a. 13699 387<sup>th</sup> Avenue.

- 7) Dan Riley requests permission, as per site plan submitted, for 1) an existing 700sf accessory structure to remain rather than the permitted 630sf, which would be a 70sf Accessory Structure Lot Coverage Variance, and 2) for existing 700sf accessory structure to remain 4.5' from the West property line rather than the required 5', which would be a .5' Building Variance and 3) to construct an additional 1200sf Accessory Structure for a total of 1900sf, rather than the permitted 630sf, which would be a 1270sf Accessory Structure Lot Coverage Variance and 4) to construct a 1200sf accessory structure that is not aesthetically similar to the primary structure, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 9 & the West ½ of Lot 10, Block 20, Highland Park Addition and the North 32' of Vacated Ninth Avenue SW Public ROW, a.k.a. 1214 Ninth Avenue SW.
- 8) Northwestern Energy requests permission, as per site plan submitted, to install a pole for advanced metering infrastructure within the Public ROW at the intersection of Commerce Street N and Industrial Avenue NE, which would be an Appeal to the Board of Zoning Adjustment on Public ROW adjacent to The South 166' of the East 180' of Outlot 18, NE¼ Sect. 17-T123N-R63W, a.k.a. 405 Commerce Street N.
- 9) Bradley Volk requests permission, as per site plan submitted, to 1) construct an accessory structure within the front setback, which would be an Appeal to the Board of Zoning Adjustment and 2) to construct 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 an Accessory Structure with 14' sidewalls rather than the permitted 10', which would be a Special Exception in an (R-1) Low Density Residential Zoning District, all on Lot 2, Volk/Johnson Subdivision, a.k.a. 3005 385<sup>th</sup> Avenue.
- 10) Nick Kallhoff requests permission, as per site plan submitted, to construct a 28'x36' accessory structure that is not aesthetically similar to the primary structure, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 38, Block 1, North Plains First Addition, a.k.a. 1521 Somerset Drive.
- 11) JR&R II, LLC requests permission, as per site plan submitted, to 1) permit 407 parking stalls rather than the required 520 stalls, which would be a 113 stall Minimum Parking Stall Variance, and 2) to permit the open storage, parking and sale of merchandise, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, all on Proposed Lot 1, Reed Addition to the City of Aberdeen, a.k.a. 1815 Sixth Avenue SE.
- 12) Plains Commerce Bank requests permission, as per site plan submitted, to provide 0 additional parking stalls rather than the required 58 stalls, which would be a 58 stall Minimum Parking Stall Variance, all on Lot 1, Plains Commerce Bank Addition, a.k.a. 524 Dakota Street S.
- 13) ABE South Dakota, LLC requests permission, as per site plan submitted, to construct an addition to an existing ethanol plant, consisting of 4 bins and a grain handling and scale buildings, which would be a Special Exception in an (I-2) Unrestricted Industrial Zoning District, all on Lot 4, Wheat Growers West Subdivision and Lot 2, HGF Addition in the North ½ Sect. 21-T123N-R64W, a.k.a. 38471 133<sup>rd</sup> Street.

**VI. Other Business**

**VII. Adjournment**