

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday September 13, 2018 - 8:00 A.M.
First Floor Council Chambers - Municipal Building

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) August 9, 2018

IV. Open Forum 8:00 – 8:10 A.M. (SEE FORMAT GUIDELINES AT END OF AGENDA)

V. Old Business

VI. New Business

- 1) Dacotah Bank requests permission, as per site plan submitted, to permit a 17'x22' 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 1, Dacotah Bank Second Addition to the City of Aberdeen, a.k.a. 308 Main Street S.
- 2) Paul & Stacey Almich request permission, as per site plan submitted, to plat a lot that is 47' wide rather than the required 50', which would be a 3' Minimum Lot Width Variance, all on The North 27' of Lot 861 & the South 20' of Lot 862, Morning Heights Extended Addition, a.k.a. 1115 Aldrich Street S.
- 3) Randall Weber requests permission, as per site plan submitted, to construct a 10'x16' accessory building 10' from the East property line rather than the required 30', which would be a 20' Building Variance, all on Lot 1, Weber First Corner Subdivision in Aberdeen, a.k.a. 208 Second Street N.
- 4) Thomas Wipf requests permission, as per site plan submitted, to permit an existing accessory structure to remain on a property without the required primary structure, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 2, Fulker's Homestead Subdivision, in the SE¼ Sect. 17-T123N-R64W, a.k.a. 38390 133rd Street.
- 5) Northwestern Energy requests permission, as per site plan submitted, to 1) install a dedicated tower for advanced metering infrastructure, which would be an Appeal to the Board of Zoning Adjustment, and 2) to construct a tower that is 65' tall rather than the permitted 45', which would be a 20' Maximum Height Variance, all on Greenwood Lane Public ROW adjacent to the North side of Prairiewood Outlot B, a.k.a. Greenwood Lane Public ROW West of Prairiewood Drive on the South side of road.

- 6) Arnold Mehlhoff and Verizon Wireless request permission, as per site plan submitted, to 1) construct a monopole wireless communications tower and facility, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, and 2) to construct a tower that is 105' tall rather than the permitted 45', which would be a 60' Maximum Height Variance, all on Lots 13-16, Block 17, East Park Addition and the West ½ of Vacated Hunt Street Public ROW, a.k.a. 1810 Third Avenue SE.
- 7) Avera St. Luke's and Sherri Rawstern request permission, as per site plan submitted, to construct a 24'x24' unattached garage 18' from the South property line rather than the required 25', which would be a 7' Building Variance, all on Lot 1, Rawstern-Avera St. Luke's Consolidating Subdivision, a.k.a. 321 Kline Street S.
- 8) Cambria Land Co. and Mark Sayler request permission, as per site plan submitted, to 1) permit the open storage of vehicle's, RV's, boats or similar items, which would be an Appeal to the Board of Zoning Adjustment in the (M-Ag) Mini-Agriculture Zoning District, and 2) to construct an accessory building without a primary structure, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1, J&G Barringer First Subdivision in the NE¼ Sect. 15-T123N-R64W, a.k.a. 2305 Eighth Avenue NW.
- 9) Don Bonn requests permission, as per site plan submitted, to construct a 10'x20' accessory building in the side yard area rather than the required rear yard of the property, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1, Bonn's Addition, Except H-1, a.k.a. 920 Sixth Avenue SW.
- 10) Arthur Russo requests permission, as per site plan submitted, to 1) reside an existing accessory structure with a material that is not aesthetically similar to the primary structure, which would be an Appeal to the Board of Zoning Adjustment, and 2) to permit 5000sf of accessory structure lot coverage rather than the permitted 4178sf, which would be an 822sf Maximum Accessory Structure Lot Coverage Variance, all on Lot 2, Russo Addition, a.k.a. 1710 Main Street N.
- 11) The Aberdeen Development Corporation and Alexz Smith request permission, as per site plan submitted, to permit the installation of 47 parking stalls rather than the required 90, which would be a 43 Parking Stall Variance, all on Lot 2, Centennial Commons Second Addition, a.k.a. 110 Centennial Street S.
- 12) Premier Auto requests permission, as per site plan submitted, to 1) permit the open storage, parking or sale of junk, unlicensed or inoperable vehicles, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, and 2) Permit an off-premise sign to remain on the property as an accessory land use, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1, Second Overpass Addition, a.k.a. 103 Second Street N.
- 13) Dustin and Sandra Tople request permission, as per site plan submitted, to permit an operation and maintenance terminal for trucks and other equipment consisting of a 40'x50' accessory building, which would be a Special Exception in the (M-Ag) Mini-Agriculture Zoning District, all on Lot 1, Fulker's Homestead Subdivision in the SE¼ Sect. 17-T123N-R64W, a.k.a. 38392 133rd Street.

- 14) R&J Enterprises, LLC requests permission, as per site plan submitted, to 1) construct a 50'x80' accessory structure with 16' tall sidewalls rather than the permitted 10', which would be a Special Exception in the (C-2) Highway Commercial Zoning District, and 2) to construct a 50'x80' 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 1, Budget Furniture-Schumaker Subdivision in the NW¼ Sect. 22-T123N-R63W, a.k.a. 5350 Highway 12 E.
- 15) Clarence & Lori Habeck and Marvin Dombrowe request permission, as per site plan submitted, to 1) permit the open storage, parking or sale of vehicles, tow trucks, towed vehicles and vehicles for sale, which would be a Special Exception in the (C-2) Highway Commercial and (I-2) Unrestricted Industrial Zoning Districts, and 2) to permit warehousing for towing business, which would be a Special Exception in a Highway Commercial District and 3) to permit an off-premise sign to remain on the property as an accessory land use, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1, First Overpass Subdivision and the North 12.5' of the East 47'4" of Lot 10 and the East 47'4" of Lots 11-12, and the East 94'8" of Lots 7-9, Block 38, Bennett & Thomas Addition, a.k.a. 115 Second Avenue NW, and 114&124 First Avenue NW.
- 16) Cole Truebenbach requests permission, as per site plan submitted, for 1) existing residence to remain 18' from the North property line rather than the required 25', which would be a 7' Building Variance and 2) 16' from the South property line rather than the required 20', which would be a 4' Building Variance, and 3) for back deck to remain 9' from the South property line rather than the required 10', which would be a 1' Building Variance, and 4) for existing shed to remain 2' from the East property line rather than the required 5', which would be a 3' Building Variance, all on Lot 1, Block 1, Golden Acres Second Addition, a.k.a. 1604 Fifth Avenue NE.
- 17) GPHC, LLC. requests permission, as per site plan submitted, to permit the open storage, parking or sale of vehicles on a vacant lot with a sales office to be located on property adjacent immediately to the South, all on Lots 3&4, Block 10, North Aberdeen, a.k.a. 115 Main Street 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.*