

BOARD OF ZONING ADJUSTMENT
February 8, 2018

The Board of Zoning Adjustment Meeting was held on Thursday, February 8, 2018 in the Aberdeen City Hall, First Floor Council Chambers, Aberdeen, South Dakota with Babcock presiding as Chairman. Chairman Babcock called the meeting to order. Members present at roll call were Weigel, VanDeRostyne, Babcock, Grebner, and Schumacher. Also present were Brett Bill, Planning & Zoning Director, Ken Hubbart, City Planner, Eric Miller, City Planner, Chad Nilson, Building Inspector, David Dosch, Code Enforcement Officer, George Jones, GIS Technician, and Barry Dunlavy, Building Inspector.

Grebner moved and Weigel seconded to approve the Board of Zoning Adjustment minutes of January 11, 2018, all members voting aye, the motion carried.

- 1) Brian Christensen requested permission, as per site plan submitted, for 1) existing residence to remain 6' from the west property line rather than the required 20', which would be a 14' Building Variance and 2) for existing unattached garage to remain 4' from the west property line rather than the required 5', which would be a 1' Building Variance, all on Lot 11, Hyde & Lockington First Subdivision, a.k.a. 1736 Marshall Road S. Brian Christensen was present to represent the property. Following discussion Grebner moved and Schumacher seconded to approve with the following stipulations: 1) Plans must be submitted for review and a permit must be obtained prior to work commencing, 2) Property pins must be located for inspection and setbacks must be verified, and 3) All required inspections must be completed. Upon roll call, all members voting aye, the motion carried. **BUILDING VARIANCES APPROVED** .
- 2) Aberdeen BMX requested permission, as per site plan submitted to permit the construction of a recreational facility on three adjacent properties, which would be an Appeal to the Board of Zoning Adjustment, all on Lots 1, 2 & 3, Brown County Commissioner's Second Subdivision to the City of Aberdeen, a.k.a. 1121, 1111, and 1019 First Avenue SE. Kyle Oswald and Mike Sommers present to represent the property. Following discussion Grebner moved and VanDeRostyne seconded to approve with the following stipulations: 1) If BMX Club obtains the adjacent land from Brown County or Boys & Girls Club, a plat must be filed to combine the facility into one lot, and 2) Permits must be obtained for any future construction or parking lot installation. Upon roll call, all members voting aye, the motion carried. **APPEAL APPROVED** .
- 3) The Aberdeen Development Corporation and Black & Veatch requested 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. Kristine Richter of Black & Veatch was present to represent the property. Following discussion Grebner moved and VanDeRostyne seconded to approve with the following stipulations: 1) Plans must be approved & permit obtained prior to construction, 2) All FAA & Aberdeen Regional Airport approvals must be obtained, and 3) Applicant must provide written notification to Sanford Hospital and provide response from Sanford at time of permitting concerning helicopter navigation near tower. Upon roll call, all

members voting aye with Schumacher abstaining, the motion carried. **SPECIAL EXCEPTION APPROVED .**

- 4) Wagner Holdings, LLC and Bebo Enterprises requested permission, as per site plan submitted, to permit the open storage, parking and sale of sheds, which would be a Special Exception in the (I-2) Unrestricted Industrial Zoning District, all on Lot 1, First Replat of Cargill First Addition, a.k.a. 1610 Sixth Avenue SW. Bruce Bebo & Cooper Bebo were present to represent the property. Following discussion Grebner moved and Schumacher seconded to deny. Upon roll call Weigel-aye, VanDeRostyne-aye, Babcock-nay, Grebner-nay, Schumacher-nay (2-aye,3-nay) the motion failed. Following further discussion Grebner moved and VanDeRostyne seconded to approve with the following stipulations: 1) Maximum of 12 buildings may be stored at one time, 2) Buildings must be in a single line along east property line starting 25' north of the south lot line and extending to the south setback of the elevator and extending west to the elevator in a "L" shape, 3) Buildings must be spaced with a minimum of 10' of separation from lot lines and 10' between structures, 4) This special exception is for Bebo Enterprises only, as long as they are the owner/operator of proposed use, 5) No open storage of any other items, sheds as requested only, 6) No illegal or unpermitted signs allowed on property (any freestanding signage would need to be approved, permitted and attached to existing freestanding sign structure), 7) Property must be maintained in a neat and orderly manner at all times, 8) North American Drainage's open storage may only be permitted behind the front setback of the Elevator and all of North American Drainage's items must be moved out of the front setback before any of applicant's sheds may be displayed on the property. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION APPROVED .**

Following further discussion Weigel moved and Babcock seconded to adjourn the meeting.

Paula Nelson
Board of Zoning Adjustment Secretary
February 8, 2018