

BOARD OF ZONING ADJUSTMENT
February 13 , 2020

The Board of Zoning Adjustment Meeting was held on Thursday, February 13, 2020 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 Winter, Grebner, Babcock, Fjeldheim, and Weigel. Also present were Brett Bill, Planning & Zoning Director, Travis Schaunaman, Mayor, Ken Hubbard, City Planner, Eric Miller, City Planner, Barry Dunlavy, Building Inspector, George Jones, GIS Technician, David Dosch, Code Enforcement Officer, Chris Brick, Building Inspector, Stuart Nelson, Assistant City Engineer, and Paula Nelson, Board of Zoning Adjustment Secretary.

Grebner moved and Weigel seconded to approve the Board of Zoning Adjustment minutes of January 9, 2020, all members voting aye, the motion carried.

OPEN FORUM - No one was present.

- 1) Lamont Strip Mall III, LLC. requested permission, as per site plan submitted, to 1) Appeal the determination of the Board of Zoning Adjustment decision from September 12, 2013 in order to construct additional freestanding signage and 2) to construct a 4'4"x15'7" freestanding sign panel 1' from the North property line rather than the required 20', which would be a 19' Sign Setback Variance, all on Lot 1, Lamont Tenth Addition, a.k.a. 3211 Seventh Avenue SE. Attorney Jay Gellhaus was present. James Groft, and Jeff Evenson of Northern Valley Communications (NVC) were also present to represent the property. Following discussion Grebner moved and Winter seconded to deny items #1 & #2, all members voting aye, the motion carried. **APPEAL DENIED** .
- 2) Alleivity Entertainment requested permission, as per site plan submitted, to install wall signs with multi-color LED capability, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, all on Lot 1, Centennial Commons Fourth Addition, a.k.a. 130 Centennial Street S. David Novstrup was present to represent the property. Sig Sivertson of Stein Sign Display was also present. Following discussion Grebner moved and Winter seconded to approve with the stipulation that operation is limited to using only one function, consisting of fading between colors, with approximate six second change sequence per color. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION APPROVED** .
- 3) D&H Development requested permission, as per site plan submitted, to permit a real estate sign that is 32sf in size rather than the permitted 8sf, which would be a 24sf Sign Variance, all on Lot 16, Ninth Addition to Ashwood Heights Subdivision, a.k.a. 2718 Oakwood Lane. Lonnie Anderson was present to represent the property. Following discussion Grebner moved and Weigel seconded to approve with the following stipulations: 1) Due to larger size, a minimum 10' setback from property line should apply in an R-2 Zoning District, 2) Sign permit must be obtained prior to installation, 3) No additional real estate signs on the lot/lots as determined by the Zoning Board, and 4) Sign shall be removed by February 13, 2023. Upon roll call, all members voting aye, the motion carried. **SIGN VARIANCE APPROVED** .

Grebner moved and Weigel seconded to adjourn the meeting.

Paula Nelson
Board of Zoning Adjustment Secretary
February 13, 2020