

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**March 17, 2020**

The City Planning Commission was called to order by Chairman Dean Marske. Members present at roll call were Marske, Schumacher, Cogley, and Mettler. Absent were Mitchell, Woodward, and Lien. Also present was Brett Bill, Planning & Zoning Director.

Schumacher moved and Mettler seconded to approve the Aberdeen City minutes of January 21, 2020, all members voting aye, the motion carried.

OPEN FORUM - No one was present.

There being no old business Chairman Marske began with new business as follows:

- 1) A preliminary and final plat described as “Malchow’s First Addition to the City of **Aberdeen, in the SW ¼ of Section 13, T123N-R64W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 502, 506, 508, 510 Main St S) was submitted by Chow Main Properties, L.L.C. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to combine multiple underlying lots into one parcel to allow for future conveyance and for an addition to the existing building to be constructed. Following discussion Cogley moved and Schumacher seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “Midcontinent Addition to the City of **Aberdeen, in the NW ¼ of Section 13, T123N-R64W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 24, 102, 116, and 118 First Ave NE) was submitted by Midcontinent Communications. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to combine multiple underlying lots into one parcel in order to allow for the possible construction of an addition to the existing building. The Aberdeen Board of Zoning Adjustment, at their March 20, 2020 meeting, approved setback variances for the existing structure and the possible addition. Following discussion Cogley moved and Mettler seconded to approve, all members voting aye, the motion carried.
- 3) An Ordinance amending the zoning regulations of the Aberdeen City Code regarding the Official Zoning Map was submitted by the City of Aberdeen. Brett Bill stated that this ordinance is requested in order to update the definition of “Official Zoning Map of Aberdeen”, located within section 60-1 of the Aberdeen City Code. Language has been added to Section 60-3 regarding amendments to the Aberdeen Zoning Map by changes in the zoning ordinance and also refers to where the periodically updated version of the Official Zoning Map of Aberdeen will be available. Following discussion Mettler moved and Schumacher seconded to approve, all members voting aye, the motion carried.

- 4) An Ordinance amending the zoning regulations of the Aberdeen City Code regarding Corner Visibility. Paul Meyers was present and discussed trees in corner visibility triangles. Brett Bill stated that this ordinance is requested in order to update Section 60-153 in Aberdeen City Code regarding the “Corner Visibility” or “Sight Triangle” area of an intersection. The enhanced language of this section expands the application of the Corner Visibility regulations to all property within the City. Also added to this Section, is a provision declaring that existing non-conformities within these areas will be defined and regulated in accordance with Section 60-146 - Nonconforming Use.” Following discussion Schumacher moved and Mettler seconded to approve, all members voting aye, the motion carried.

There being no further business before the Commission, Mettler moved and Schumacher seconded to adjourn the meeting, all members voting aye, the motion carried.

Submitted by,

Paula Nelson  
Planning Commission Secretary