

MINUTES
ABERDEEN CITY PLANNING COMMISSION
March 20, 2018

The City Planning Commission was called to order by Chairman Dean Marske. Members present at roll call were Lien, Mitchell, Mettler, Woodward, Schumacher, Marske, and Cogley. Also present were Brett Bill, Planning & Zoning Director, Eric Miller, City Planner, Ken Hubbart, City Planner, and Paula Nelson, Planning Commission Secretary.

Lien moved and Woodward seconded to approve the minutes of February 20, 2018, all members voting aye, the motion carried.

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

- 1) Permission to restore a historic super graphic sign in a (C-3/R-4) Central Business/Special Density Residential District on property described as "Lot 4, Block 31, First Addition," (a.k.a. 508 Main St S) was submitted by Leadership Aberdeen & Chow Main Properties, LLC. Spencer Sommers of Leadership Aberdeen was present to represent the property. Eric Miller stated that the petitioners are requesting permission to restore the painted wall sign that is located on their building to its original condition. Since this sign serves no purpose to the business other than aesthetic value, it is classified as a super graphic and requires Planning Commission approval. The South Dakota State Historical Society has given their approval for the project. The City Council approved this project at their February 26, 2018 meeting and the Aberdeen Board of Zoning Adjustment granted a special exception to allow super graphic signs at their March 8, 2018 meeting. Following discussion Cogley moved and Lien seconded to approve with the stipulations that a sign permit is obtained for this project and that the super graphic sign is maintained in accordance with City Ordinance. Upon roll call, all members voting aye, the motion carried.
- 2) Permission to restore five historic super graphic signs in an (I-2) Unrestricted Industrial District on property described as "Lots 1-3, Block 1, Original Plat and Lots 1-4 and North 6' of Lot 5, Block A, Original Plat and Lots 4-12, Block 64, Hagerty & Lloyd Addition & Vacated Washington Street ROW," (a.k.a. 1 Court St) was submitted by Leadership Aberdeen & Court Street Partners, LLP. Spencer Sommers of Leadership Aberdeen was present to represent the property. Eric Miller stated that the petitioners are requesting permission to restore the painted wall signs that are located on their building to their original condition. Since these signs serve no purpose to the business other than their aesthetic value, they are classified as super graphics and require Planning Commission approval. The South Dakota State Historical Society has given their approval for the project. The City Council approved this project at their February 26, 2018 meeting and the Aberdeen Board of Zoning Adjustment granted a special exception to allow super graphic signs at their March 8, 2018 meeting. Following discussion Cogley moved and Mettler seconded to approve with the stipulations that sign permits are obtained for the project and that the super graphic signs are maintained in accordance with City Ordinance. Upon roll call, all members voting aye, the motion carried.

- 3) Permission to restore a historic super graphic sign in a (C-3/R-4) Central Business/Special Density Residential District on property described as “Lot 12, Block 11, First Addition,” (a.k.a. 224 Main St S) was submitted by Leadership Aberdeen & Scott Peterson. Spencer Sommers of Leadership Aberdeen was present to represent the property. Eric Miller stated that the petitioners are requesting permission to restore the painted wall sign that is located on their building to its original condition. Since this sign serves no purpose to the business other than aesthetic value, it is classified as a super graphic and requires Planning Commission approval. The South Dakota State Historical Society has given their approval for the project. The City Council approved this project at their February 26, 2018 meeting and the Aberdeen Board of Zoning Adjustment granted a special exception to allow super graphic signs at their March 8, 2018 meeting. Following discussion Lien moved and Mitchell seconded to approve with the stipulations that a sign permit is obtained for the project, the super graphic sign is maintained in accordance with City Ordinance, and the petitioner may not enter into an agreement for compensation from the advertiser. Upon roll call, all members voting aye, the motion carried. Upon roll call, all members voting aye, the motion carried.
- 4) Permission to restore two historic super graphic signs in a (C-3/R-4) Central Business/Special Density Residential District on property described as “Lot 13, Block 7, First Addition,” (a.k.a. 111 Main St S) was submitted by Leadership Aberdeen & Greg Sander. Spencer Sommers of Leadership Aberdeen was present to represent the property. Eric Miller stated that the petitioners are requesting permission to restore the painted wall signs that are located on their building to their original condition. Since these signs serve no purpose to the business other than aesthetic value, they are classified as super graphics and require Planning Commission approval. The South Dakota State Historical Society has given their approval for the project. The City Council approved this project at their February 26, 2018 meeting and the Aberdeen Board of Zoning Adjustment granted a special exception to allow super graphic signs at their March 8, 2018 meeting. Following discussion Cogley moved and Woodward seconded to approve with the stipulations that sign permits are obtained for the project and that the super graphic signs are maintained in accordance with City Ordinance. Upon roll call, all members voting aye, the motion carried.
- 5) Permission to restore a historic super graphic sign in a (C-3/R-4) Central Business/Special Density Residential District on property described as “Lot 6, Block 11, First Addition,” (a.k.a. 212 Main St S) was submitted by Leadership Aberdeen & Len Scherr. Spencer Sommers of Leadership Aberdeen was present to represent the property. Eric Miller stated that the petitioners are requesting permission to restore the painted wall sign that is located on their building to its original condition. Since this sign serves no purpose to the business other than aesthetic value, it is classified as a super graphic and requires Planning Commission approval. The South Dakota State Historical Society has given their approval for the project. The City Council approved this project at their February 26, 2018 meeting and the Aberdeen Board of Zoning Adjustment granted a special exception to allow super graphic signs at their March 8, 2018 meeting. Following discussion Schumacher moved and Mettler seconded to approve with the stipulations that a sign permit is

obtained for the project and that the super graphic sign is maintained in accordance with City Ordinance. Upon roll call, all members voting aye, the motion carried.

- 6) A preliminary and final plat described as “**Blackstone’s Third Subdivision 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. 1 & 13 First St S & 14 Main St S) was submitted by Blackstone Development, LLC. Attorney Holly Behrens was present to represent the property. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to combine the vacated alley into the adjacent lots as was stipulated by the City Planning Commission when the alley was vacated on October 21, 2003. This plat creates two separate parcels from the underlying lots and vacated alley to allow for possible future conveyance and commercial development. Following discussion Woodward moved and Cogley seconded to approve with the stipulation that all existing utility and access easements are maintained. Upon roll call, all members voting aye, the motion carried.
- 7) A preliminary and final plat described as “**C Express Second Subdivision to the City of Aberdeen in the SE ¼ of Section 18, T123N-R63W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 2303 & 2319 Sixth Ave SE) was submitted by Treinta Inc. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to combine multiple underlying lots into one parcel to allow for commercial development. Following discussion Lien moved and Mettler seconded to approve with the stipulation that the building located as 2319 6th Ave SE is demolished and any signage at the same location is removed. The petitioner must obtain a permit for the demolition of the building prior to the filing of the plat. Upon roll call, all members voting aye with Schumacher abstaining, the motion carried.
- 8) A preliminary and final plat described as “**Northwest C-Express 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. 701 & 711 Second St N) was submitted by Spike, LLC. Joe Ludwig, neighbor, was present and voiced concerns about the proposed car wash on this lot. Brett Bill explained that those concerns don’t actually relate to this proposed plat but rather the rezoning petition that will come to this board next month. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to combine multiple underlying lots into one parcel to allow for commercial development. Following discussion Woodward moved and Mitchell seconded to approve with the stipulation that the house & accessory structures located at 701 North 2nd Street are demolished or removed and a petition to rezone proposed Lot 1 to the Highway Commercial District must be submitted and approved. The petitioner must obtain a permit for the demolition or removal of the house and accessory structures prior to the filing of the plat. Upon roll call, all members voting aye with Schumacher abstaining, the motion carried.
- 9) A preliminary and final plat described as “**T J Hinz First Consolidation Subdivision in Aberdeen, South Dakota located in the NW ¼ of Section 19, T123N-R63W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 1315 Eleventh Ave SE) was submitted by Thomas and Joyce Hinz. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to combine multiple underlying lots into one parcel to allow for residential development. The Aberdeen Board of Zoning Adjustment

granted a minimum lot depth variance for this property at their December 8, 2016 meeting. Following discussion Lien moved and Cogley seconded to approve, all members voting aye, the motion carried.

- 10) A preliminary and final plat described as “Homes Are Possible Subdivision 2018-1 in **Aberdeen, South Dakota located in the NW ¼ of Section 24, T123N-R64W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 1202 Second St S) was submitted by Homes Are Possible, Inc. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to combine multiple underlying lots into one parcel to allow for residential development. The Aberdeen Board of Zoning Adjustment granted a minimum lot width variance for this property at their March 8, 2018 meeting. Following discussion Cogley moved and Mettler seconded to approve, all members voting aye, the motion carried.
- 11) A preliminary and final plat described as “R & C Hall Improvement Subdivision in **Aberdeen, South Dakota located in the SW ¼ of Section 12, T123N-R64W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 1410 Main St N) was submitted by Ronald & Cathy Hall. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to combine multiple underlying lots into one parcel to allow for a residential addition to be constructed. Following discussion Mettler moved and Lien seconded to approve, all members voting aye, the motion carried.
- 12) A preliminary and final plat described as “Conn Subdivision of Lot 1, Block 50, **Thomas Addition in Aberdeen, South Dakota, located in the NW ¼ of Section 24, T123N-R64W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 1002 Second St S) was submitted by Richard & Diane Conn. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to subdivide the underlying lot into a separate parcel to allow for a residential addition to be constructed. The Aberdeen Board of Zoning Adjustment granted a front setback variance for this addition with the stipulation that the property is platted into a new parcel at their October 12, 2017 meeting. Following discussion Cogley moved and Lien seconded to approve, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary