

MINUTES
ABERDEEN CITY PLANNING COMMISSION
April 21, 2020

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

Lien moved and Cogley seconded to approve the Aberdeen City minutes of March 17, 2020, all members voting aye, the motion carried.

OPEN FORUM - No one was present.

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

- 1) A petition to rezone from (C-3) Central Business District to (R-3) High Density Residential District for property described as “Lot 5, Block 40, Thomas Addition of **the City of Aberdeen, in the NW ¼ of Section 24, T123N-R64W of the 5th P.M.,** Brown County, South Dakota,” (a.k.a. 926 Lincoln St S) was submitted by Frost Development Inc. Brett Bill stated that the petitioner is requesting permission to rezone in order to bring his property into a zoning district that is more consistent with its use for multi-family residences. At their April 9, 2020 meeting, the Aberdeen Board of Zoning Adjustment granted the petitioner’s appeal to allow two primary structures on one residential lot and also a variance to lower the required off-street parking stalls from eight down to five. Following discussion Cogley moved and Mettler seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “Proposed Lot 1, NSU Athletic Field **Addition to Aberdeen, in the SE ¼ of Section 24, T123N-R64W of the 5th P.M.,** Brown County, South Dakota,” (a.k.a. 1416 State St S - Barnett Center & Old SDSBVI School) was submitted by the State of South Dakota, Northern State University. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to combine multiple underlying lots and vacated right-of-way to allow for the construction of a new stadium for NSU Athletics. A petition to rezone this property to the (M) Municipal, State, and County Use District was submitted in conjunction with this plat. Following discussion Lien moved and Cogley seconded to approve with the stipulation that any necessary utility easements for current and future utilities must be established and maintained with the City Engineering Department. Upon roll call, all members voting aye, the motion carried.
- 3) Petition to rezone from (R-2) Medium Density Residential District & (M) Municipal, State, and County Use District to (M-) Municipal, State, and County Use District for property described as “Proposed Lot 1, NSU Athletic Field Addition to Aberdeen, in **the SE ¼ of Section 24, T123N-R64W of the 5th P.M., Brown County, South** Dakota,” (a.k.a. 1416 State St S) was submitted by State of South Dakota, Northern State University. Brett Bill stated that the petitioner is requesting permission to rezone in order to bring the property into a zoning district that is more consistent

with its current and future uses. Following discussion Cogley moved and Mettler seconded to approve, all members voting aye, the motion carried.

- 4) A preliminary and final plat described as “ADC 2020-1 First Subdivision to the City of Aberdeen, in the NE ¼ of Section 16, T123N-63W of the 5th P.M., Brown County, South Dakota,” (4706 and 4719 Maloney Ave NE) was submitted by Aberdeen Development Corporation. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to subdivide the underlying lots to create smaller parcels to allow for conveyance and future development. At their April 9, 2020 meeting the Aberdeen Board of Zoning Adjustment granted appeals to allow for the construction of mini-storage buildings to be constructed on Proposed Lots 2 and 3. Upon roll call, all members voting aye, the motion carried.
- 5) A preliminary and final plat described as “Boesl Addition to the City of Aberdeen, in the NW ¼ of Section 22, T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 5002 & 5008 Kingfisher Ave SE) was submitted by Chanda & Shawn Boesl. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to combine two lots into one larger parcel to allow for the construction of a new single family residence. Following discussion Lien moved and Mettler seconded to approve, all members voting aye, the motion carried.
- 6) Preliminary and final plat described as “South Main Launder-Mat Addition to the City of Aberdeen, in the NW ¼ of Section 24, T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 924 Main St S) was submitted by Lori Boettcher. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to combine multiple underlying lots to allow for possible future commercial development. Following discussion Cogley moved and Mettler seconded to approve, all members voting aye, the motion carried.
- 7) Permission to construct an addition to a structure in an (I-1) Industrial Park District @ property described as “The NW ¼ of Section 16, T123N-R63W of the 5th P.M., except Lot 1, Brown County 19 Pond Second Addition and except railroad and road right-of-ways, Brown County, South Dakota,” (a.k.a. 610 Brown County Highway 19 North) was submitted by Minnesota Mining & Manufacturing Company (3-M). Brett Bill stated that the petitioner is requesting permission to construct an addition to their manufacturing plant to be used as an expansion of their production floor. This property is located in the Industrial Park District; therefore, it requires approval from the Planning Commission before work may commence. No formal building plans have been submitted by our office at this time. Upon roll call, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary