

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**May 15, 2018**

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

Schumacher moved and Mettler seconded to approve the minutes of April 17, 2018, all members voting aye, the motion carried.

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

- 1) A preliminary and final plat described as “Trevor Lien Addition to the City of **Aberdeen, in the SW ¼ of Section 12, T123N-R64W of the 5<sup>th</sup> P.M.**, Brown County, South Dakota,” (a.k.a. 1216 Main St N) was submitted by Trevor Lien. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to combine multiple underlying lots into one parcel to clarify the legal description and to allow for a residential addition. Following discussion Schumacher moved and Mitchell seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “NWE Industrial Park Substation Addition to **the City of Aberdeen, in the NE ¼ of Section 17, T123N-R63W of the 5<sup>th</sup> P.M.**, Brown County, South Dakota,” (a.k.a. 2815 Industrial Ave NE & 413 Commerce St N) was submitted by Northwestern Corporation. 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 expansion of their substation. Following discussion Mitchell moved and Mettler seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “Heritage Estates Second Addition to the **City of Aberdeen, in the NE ¼ of Section 17, T123N-R6W of the 5<sup>th</sup> P.M.**, Brown County, South Dakota,” (a.k.a. 1202 Kettering Dr & 1519 12<sup>th</sup> Ave NE) was submitted by Frost Development Inc. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to combine multiple underlying lots to allow for conveyance and residential development. Following discussion Mettler moved and Schumacher seconded to approve with the stipulation that one of the two water and sewer services on the lot must be retired from service. Upon roll call, all members voting aye, the motion carried.
- 4) A preliminary and final plat described as “Centennial Commons Fourth Addition to **the City of Aberdeen, in the NW ¼ of the SW ¼ of Section 17, T123N-R63W of the 5<sup>th</sup> P.M.**, Brown County, South Dakota,” (a.k.a. 3402 Gruman Ave SE) was submitted by Aberdeen Development Corporation. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to subdivide the parcel into smaller lots for conveyance and commercial development. Following discussion Schumacher moved and Mitchell seconded to approve, all members voting aye, the motion carried.

- 5) A preliminary and final plat described as “Reed Addition to the City of Aberdeen, in **the SE ¼ of Section 18, T123N-R63W of the 5<sup>th</sup> P.M.**, Brown County, South Dakota,” (a.k.a. 1815 Sixth Ave SE - Old K-Mart Location) was submitted by JR&R II, LLC. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to combine multiple underlying lots into one parcel to clarify the legal description to allow for commercial development. Following discussion Mitchell moved and Mettler seconded to approve, all members voting aye, the motion carried.

Cogley entered the meeting at this time.

- 6) A preliminary and final plat described as “Ringneck Ridge First Subdivision to the **City of Aberdeen in the NE ¼ of Section 15, T123N-R64W of the 5<sup>th</sup> P.M.**, Brown County, South Dakota,” (a.k.a. 415 Hwy 281 N) was submitted by Cambria Land Co & Barringer Family Irrevocable Living Trust. Jarrett Jones and Holly Behrens and Cassidy Young of Siegel Barnett & Schutz were present to represent the property. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to subdivide unplatted agricultural land into 48 new lots for single-family residences, one commercial lot, one lot for future subdivision, and one for a holding pond. The proposed lots all conform to current subdivision regulations. Following discussion Schumacher moved and Mettler seconded to approve with the stipulations that the two accompanying petitions to rezone are both approved. Upon roll call, all members voting aye, the motion carried.
- 7) A petition to rezone from (A-1) Agricultural District to (C-2) Highway Commercial District for property described as “Proposed Lot 3, Ringneck Ridge First Subdivision **to the City of Aberdeen in the NE ¼ of Section 15, T123N-R64W of the 5<sup>th</sup> P.M.**, Brown County, South Dakota,” (a.k.a. 415 Hwy 281 N) was submitted by Cambria Land Company. Jarrett Jones and Holly Behrens and Cassidy Young of Siegel Barnett & Schutz were present to represent the property. Eric Miller stated that the petitioner is requesting this petition to rezone in order to bring the property into a zoning district that allows for commercial development. Following further discussion Mitchell moved and Schumacher seconded to approve with the stipulation that the accompanying plat is approved. Upon roll call, all members voting aye, the motion carried.
- 8) A petition to rezone from (A-1) Agricultural District to (R-2) Medium Density Residential District for property described as “Proposed Lots 1, 2, and 4-51, **Ringneck Ridge First Subdivision to the City of Aberdeen in the NE ¼ of Section 15, T123N-R64W of the 5<sup>th</sup> P.M.**, Brown County, South Dakota,” (a.k.a. 415 Hwy 281 N) was submitted by Cambria Land Company. Jarrett Jones and Holly Behrens and Cassidy Young of Siegel Barnett & Schutz were present to represent the property. Eric Miller stated that the petitioner is requesting this petition to rezone in order to bring the property into a zoning district that allows for residential development. Following discussion Schumacher moved and Mettler seconded to approve with the stipulation that the accompanying plat is approved. All members voting aye, the motion carried.
- 9) Tax Increment Finance District No. 28 Proposal described as (Proposed Lots 2-51, **Ringneck Ridge First Subdivision to the City of Aberdeen in the NE ¼ of Section 15, T123N-R64W of the 5<sup>th</sup> P.M.**, Brown County, South Dakota,” (a.k.a. 416 Hwy 281 N) was submitted by Ringneck Ridge Development. Jarrett Jones and Holly Behrens

and Cassidy Young of Siegel Barnett & Schutz were present to represent the property. Lonnie Anderson was also present. Eric Miller stated that the petitioner is requesting this Tax Increment Finance District (TIF) with the intention to create a new residential subdivision. The purpose of the TIF request is to fund the necessary installation of infrastructure (water, sewer, curb, gutter, streets, and sidewalks) for this subdivision. These improvements will serve 48 single family residential lots and one commercial lot. Every lot in the new development will have the necessary curb, gutter, street, sidewalk, and access to city water and sewer. The City Finance Officer has reviewed this TIF project plan and has given it his approval. The TIF No. 28 Project Plan appears to satisfy the requirements set forth by South Dakota Codified Law. Following discussion Mettler moved and Mitchell seconded to approve, all members voting aye, the motion carried.

- 10) A petition to rezone from (R-3) High Density Residential District to (C-2) Highway Commercial District for property described as "Lot 4, Rehfeld Replat of Lot A, Block 1, Pleasant Hill Addition to the City of Aberdeen in the NE ¼ of Section 23, T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota," (a.k.a. 613 11<sup>th</sup> St S) was submitted by The Salvation Army. Eric Miller stated that the petitioner is requesting this petition to rezone in order to bring the property into a zoning district that is consistent with its current use as a facility for programming and storage for The Salvation Army. At their June 8, 2017 meeting the Aberdeen Board of Zoning Adjustment approved the petitioners appeal to use the residentially zoned property for a commercial use with the stipulation that the property is rezoned to the (C-2) Highway Commercial District. Following discussion Mitchell moved and Mettler seconded to approve with the stipulation that the property is rezoned to the (C-2) Highway Commercial District. Upon roll call, all members voting aye, the motion carried.
- 11) A petition to vacate public alley right-of-way described as "The entire 16' wide public alley right-of-way in Block 34, Roches Eastside Addition to Aberdeen, commencing at the south side of 3<sup>rd</sup> Ave SE ROW and continuing 300' south to a point of termination," (a.k.a. 2900 3<sup>rd</sup> Ave SE) was submitted by Mary Dell Inman Estate. Eric Miller stated that the petitioner is requesting this petition to vacate undeveloped alley right-of-way with the intention of combining the right-of-way with the adjacent property for future conveyance. Following discussion Mettler moved and Cogley seconded to approve with the stipulations that the vacated alley is incorporated into the adjacent lots in future replatting of the property and that a utility easement is maintained for any possible utilities. Upon roll call, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson  
Planning Commission Secretary