

MINUTES
ABERDEEN CITY PLANNING COMMISSION
May 21, 2019

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

Lien moved and Woodward seconded to approve the minutes of April 16, 2019, 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 petition to rezone from (C-1) Neighborhood Commercial District to (C-3) Central Business District for property described as “Lot 1, T. and S. Jones **Consolidation Subdivision in Aberdeen, in the NW ¼ of Section 24, T123N-R64W** of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1122 Main St S) was submitted by Sarah Jones. Eric Miller stated that the petitioner is requesting this petition to rezone to bring the property into the Central Business District. The property’s current zoning district, (C-1) Neighborhood Commercial District, has setback requirements that would prohibit the construction of a usable structure at this location. Moving this property to the (C-3) Central Business District would lessen the setback constraints allowing for future commercial development. Following discussion Lien moved and Schumacher seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “Marnette First Subdivision to **Aberdeen, in the SW ¼ of Section 6, T123N-R63W of the 5th P.M.**, Brown County, South Dakota,” (a.k.a. 909 & 913 29th Ave NE) was submitted by Paul & Karen Marnette. Eric Miller stated that the petitioners are requesting this preliminary and final plat in order to combine two previously platted lots into one legal parcel to allow for residential development. Following discussion Mitchell moved and Lien seconded to approve with the stipulation that one of the two water/sewer services is retired from service. Upon roll call, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “NSU-SDSBVI Addition to the City of **Aberdeen, in the SE ¼ of Section 24, T123N-R64W of the 5th P.M.**, Brown County, South Dakota,” (a.k.a. 1300 Dakota St S) was submitted by the State of South Dakota. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to subdivide the parcel into two smaller lots to allow for the construction of an athletic facility for Northern State University and a new building for the South Dakota School for the Blind and Visually Impaired. This

plat was also stipulated as a requirement when the City agreed to vacate a portion of 14th Avenue SE adjacent to the south of this property. Following discussion Schumacher moved and Lien seconded to approve with the stipulation that no structures are to be placed within the existing 16 foot sanitary sewer easement that runs on the west end of Proposed Lot 2. Upon roll call, all members voting aye, the motion carried.

- 4) A preliminary and final plat described as “Spaulding’s Sixth Addition to the City of Aberdeen, in the SE ¼ of Section 12, T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1411 & 1421 Kline St N) was submitted by Ann Paradise & Delilia Hettich. Eric Miller stated that the petitioners are requesting this preliminary and final plat in order to adjust their shared lot line to the south. As the property is currently configured, the petitioners shared lot line runs through the very south end of the home located on Proposed Lot 1 (1421 Kline St N). On May 9, 2019, the Aberdeen Board of Zoning Adjustment approved setback variances in order to rectify the non-conformance of the structures located within these lots. Following discussion Schumacher moved and Lien seconded to approve with the stipulation that the petitioners have sidewalk installed, where missing, along all platted rights-of-way within five years of the plat filing date. Upon roll call, all members voting aye, the motion carried.
- 5) A preliminary and final plat described as “Family Dental Care Addition to the City of Aberdeen, in the SE ¼ of Section 13 and the NE ¼ of Section 24 all in T123N-R64W of the 5th P.M.,” (a.k.a. 503 Kline St S) was submitted by Jason Grebner & Thomas Kaiser. Eric Miller stated that the petitioners are requesting this preliminary and final plat in order to combine multiple underlying lots into one parcel to allow for commercial development. Following discussion Mitchell moved and Schumacher seconded to approve with the stipulation that this lot may not take access off of Sixth Ave SE. Upon roll call, all members voting aye, the motion carried.
- 6) A preliminary and final plat described as “Wylie Meadows First Addition to Aberdeen, in the NW ¼ of Section 11, T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1701 & 1719 Holiday Cir and 2002 Nineteenth St N) was submitted by Wylie Meadows, LLC. Scott Grebner was present to represent the property. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to subdivide undeveloped land into a new residential subdivision. This subdivision contains 45 lots for single-family residences and three larger lots for future subdivision and development. All of the proposed lots conform to current subdivision regulations. A petition to rezone the 45 lots platted for single-family residences into the (R-2) Medium Density Residential District was submitted in conjunction with this preliminary and final plat. Following discussion Mettler moved and Woodward seconded to approve with the stipulation that a developer’s agreement is established and any dedicated right-of-way that is not fully developed and exceeds 150’ will need to have a cul-de-sac or hammerhead turnaround installed that is hard surfaced and approved by the Fire Marshal. Ron Biel of 2208 20th Ave NW, Robert Janssen

of 2005 20th Ave NW, and Dar Burgard of 2209 20th Ave NW were in attendance to voice their concerns regarding this development as proposed. Upon roll call, all members voting aye, the motion carried.

- 7) A petition to rezone from (C-2) Highway Commercial District to (R-2) Medium Density Residential District for property described as “Proposed Wylie Meadows First Addition to Aberdeen, excluding Lot 17, Block 1, Lot 7, Block 2, and Lot 14, **Block 4 located in the NW ¼ of Section 11, T123N-R64W of the 5th P.M.**, Brown County, South Dakota,” (a.k.a. 1701 & 1719 Holiday Cir and 2002 Nineteenth St N) was submitted by Wylie Meadows, LLC. Scott Grebner was 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 Lien moved and Schumacher seconded to approve, all members voting aye, the motion carried.

- 8) A petition to vacate public right-of-way described as “The south 15’ of 12th Ave NW Public R.O.W. adjacent to Lots 1-12, Block 4, Corrected Plat of the Highlands of Aberdeen, commencing at the west R.O.W. line of North 3rd Street Public R.O.W. and continuing west for 300.66’ to a point of termination at the east R.O.W. line of North 4th Street Public R.O.W”, (a.k.a. 1123 Third St N and 1120 Fourth St N) was submitted by Roby Johnson and Jon Walberg. Roby Johnson was present to represent the property. Eric Miller stated that the petitioner is submitting this petition to vacate a portion of public right-of-way with the intention of combining the right-of-way with the adjacent property. This section of 12th Ave NW was originally platted as a 100’ wide right-of-way with a 26’ boulevard in the center of the street. The center boulevard was never developed resulting in abnormally wide boulevards along the petitioner’s property. Following discussion Lien moved and Woodward seconded to approve with the stipulation that the vacated right-of-way is incorporated to the adjacent lots in a future replatting of the property and that an access 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 Mitchell seconded to adjourn the meeting, all members voting aye, the motion carried.

Submitted by,

Paula Nelson
Planning Commission Secretary