

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**June 16, 2020**

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

Mettler moved and Lien seconded to approve the Aberdeen City minutes of May 19, 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 “Marken Addition to the City of **Aberdeen, in the SE ¼ of Section 14, T123N, R64W of the 5th P.M., Brown County, South Dakota,**” (316 Eleventh St S) was submitted by Carla J. Sommer. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to combine multiple underlying lots into one legal parcel to allow for future residential construction. Following discussion Schumacher moved and Mitchell seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “M Shannon Addition to the City of **Aberdeen, in the SE ¼ of Section 13, T123N-R64W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 507 Arch St S) was submitted by Michael L. Shannon. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to combine multiple underlying lots into one legal parcel to allow for future residential construction. At their August 13, 2015 meeting, the Aberdeen Board of Zoning Adjustment granted a lot-width variance for this property since this lot does not meet the 75’ minimum width for the (C-2) Highway Commercial District. Following discussion Schumacher moved and Lien seconded to approve, all members voting aye, the motion carried.
- 3) Preliminary and final plat described as “Delbert and Pamela Dutenhoffer First **Subdivision in Roosevelt Crystals Subdivision in Aberdeen, in the NE ¼ of Section 19, T123N-R63W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 2012 Prospect Ave SE) was submitted by Delbert & Pamela Dutenhoffer. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to create multiple smaller lots to facilitate the construction of twin-homes. The petitioner has submitted an application for 0’ setback variances to allow for the proposed construction. The Aberdeen Board of Zoning Adjustment will act on these requests at their June 11, 2020 meeting. Following discussion Mitchell moved and Cogley seconded to approve with the stipulation that the petitioner has sidewalks installed along all platted right-of-ways within 5 years of the plat filing date. Upon roll call, all member voting aye, the motion carried.

- 4) Petition to vacate public right-of-way described as “The entire 66’ wide Tenth Street S Public ROW located between Second Ave SW and Third Ave SW, adjacent to Lots 1 & 24, Block 34 and Lots 12 & 13, Block 33, West Aberdeen and the 16’ wide Public Alley ROW between Ninth St S and Eleventh St S, **adjacent to Lots 1-24, Block 33, West Aberdeen in the SE ¼ of Section 14, T123N-R64W** of the 5th P.M., Brown County, South Dakota,” (a.k.a. 902 Third Ave SW - City Public Works Shop) was submitted by City of Aberdeen. Brett Bill stated that the petitioner is submitting this petition to vacate a portion of unused public right-of-way with the intention of combining the right-of-way with their adjacent property. A plat of this property is forthcoming. Following further discussion Cogley moved and Woodward seconded to approve, all members voting aye, the motion carried.
  
- 5) Permission to remodel a structure located in a (C-1/R-4) Neighborhood Commercial/Special Density Residential District at 801 First St N, was submitted by Wade Eisenbeisz. Brett Bill stated that the petitioner is requesting permission to remodel this structure which is located in a (C-1/R-4) Neighborhood Commercial/Special Density Residential District. This project will be adding another apartment to the building and will meet all applicable building and zoning requirements. A permit was issued for this work March 27, 2020. Following discussion Cogley moved and Lien seconded to approve, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson  
Planning Commission Secretary