

**MINUTES**  
**BROWN COUNTY/ABERDEEN CITY PLANNING COMMISSION**  
**June 19, 2018**

The Joint Planning Commission meeting was called to order by Acting Chairman Tom Cogley. Members present at roll call were Kurth, Beckler, Kippley, North, Streckfuss, Keatts, Bettmann, Schumacher, Woodward, Lien, Cogley, and Mettler. Marske and Mitchell were absent. Also present were Brett Bill, Planning & Zoning Director, Eric Miller, City Planner, Ken Hubbart, City Planner, and Paula Nelson, Planning Commission Secretary.

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

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

- 1) A preliminary and final plat described as “**J & J Hedges Subdivision in the SE ¼ of Section 21, T123N-R64W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 1750 385th Ave S, formerly 38451 Hwy 12 W - NW corner of the intersection of 385th Ave & 134th St) was submitted by H&H Farms, LLP. Jeff & Janet Hedges and Jack Hollinsworth were present to represent the property. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to create a new lot from previously unplatted land to allow for construction of an event center. At their March 8, 2018 meeting, the Aberdeen Board of Zoning Adjustment approved the petitioner’s appeal to operate an event center at this site with the stipulations that a separate lot for this use is platted and rezoned into the (M-AG) Mini-Agricultural district. An application for an approach was approved at the June 14, 2018 Aberdeen Board of Zoning Adjustment meeting. Neighboring property owners Steve Redler, Mark Anderson, and Marv Siebrecht voiced opposition to the proposed event center. Following discussion Kippley moved and Lien seconded to approve. Upon roll call: 1) Brown County members voting aye (7-aye,0-nay), the motion carried, and 2) City members voting aye (5-aye, 0-nay), the motion carried.
  
- 2) A petition to rezone from (A-1) Agricultural District to (M-AG) Mini-Agricultural District for property described as “**Proposed Lot 1, J & J Hedges Subdivision in the SE ¼ of Section 21, T123N-R64W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 1750 385th Ave S, formerly 38451 Hwy 12 W - NW corner of the intersection of 385th Ave & 134th St) was submitted by H&H Farms, LLP. Jeff & Janet Hedges and Jack Hollinsworth 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 is consistent with its size. At their March 8, 2018 meeting, the Aberdeen Board of Zoning Adjustment approved the petitioner’s appeal to operate an event center at this location with the stipulations that a separate lot for this use is platted and rezoned into the (M-AG) Mini-Agricultural District. Neighboring property owners Steve Redler, Tom Leidholt, Amy Scepaniak, Mark Anderson, Deb Droog, Jennifer Gray, Bob Bosma, Deb Maddock, Troy Woehl, Sherrie Weisgram, & Tom Liedholt voiced opposition to the proposed Event Center. Following discussion North moved and Kurth seconded to approve. Upon roll call: 1) Brown County members voting nay (0-aye,7-nay), the motion failed, and 2) City members: Schumacher-aye, Woodward-nay, Lien-aye, Cogley-aye, Mettler-nay (3-aye,2-nay), the motion carried.

- 3) A preliminary and final plat described as “**River Horse Third Subdivision in the NE ¼ of Section 4, T123N-R63W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 4603, 4640, 4705, & 4725 Riverhorse Dr - ½ mile south of **Moccasin Creek Country Club**) was submitted by Ronald J. Rivett and Carly Evans. Attorney Adam Altman was present to represent the property. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to subdivide two larger parcels into four new lots and to adjust a shared lot line between two other existing lots to allow for conveyance and residential development. An application for minimum lot frontage variance for proposed lots 4 & 5 was approved at the June 14, 2018 Aberdeen Board of Zoning Adjustment meeting. Following discussion Lien moved and Beckler seconded to approve with the stipulation that the lot frontage variances are granted. Upon roll call: 1) Brown County members voting aye (7-aye,0-nay), the motion carried, and 2) City members voting aye (5-aye,0-nay), the motion carried.
- 4) A preliminary and final plat described as “**Bogenhagen Subdivision in the SE ¼ of Section 4, T122N-R63W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 13671 391st Ave - 1 ½ south of **Aberdeen Regional Airport**) was submitted by Steven Bogenhagen. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to create a new lot from previously unplatted land to allow for residential development. A petition to rezone the proposed lot into the (M-AG) Mini-Agricultural District has also been submitted as the proposed lot doesn’t meet the minimum size for the (A-1) Agricultural District. Following discussion Beckler moved and Lien seconded to approve with the stipulation that the accompanying petition to rezone is accepted. Upon roll call: 1) Brown County members voting aye (7-aye,0-nay), the motion carried, and 2) City members voting aye (5-aye,0-nay), the motion carried.
- 5) A petition to rezone from (A-1) Agricultural District to (M-AG) Mini-Agricultural District for property described as “**Proposed Lot 1, Bogenhagen Subdivision in the SE ¼ of Section 4, T122N-R63W of the 5th P.M., Brown County South Dakota,**” was submitted by Steven Bogenhagen. Eric Miller stated that the petitioner is requesting this petition to rezone in order to bring Proposed Lot 1 into a zoning district that is consistent with its size and use. Following discussion North moved and Kurth seconded to approve. Upon roll call: 1) Brown County members voting aye (7-aye,0-nay), the motion carried, and 2) City members voting aye (5-aye,0-nay), the motion carried.

There being no further business before the Commission, Beckler moved and Kurth seconded to adjourn the meeting.

Submitted by,

Paula Nelson  
Planning Commission Secretary