

MINUTES
ABERDEEN CITY PLANNING COMMISSION
June 19, 2018

The City Planning Commission was called to order by Acting Chairman Tom Cogley. Members present at roll call were 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.

Schumacher moved and Woodward seconded to approve the minutes of May 15, 2018, all members voting aye, the motion carried.

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

- 1) A petition to rezone from (I-2) Unrestricted Industrial District to (R-3) High Density Residential District for property described as “Lot 1, Klebsch First Subdivision in **Aberdeen in the SW ¼ of Section 13, T123N-R64W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 116 South 3rd St) was submitted by Carla Haug. 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 use as a single-family residence and will allow for residential development. A zoning permit for placement of an accessory structure was issued at the time this petition to rezone was filed. Following discussion Lien moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 2) A petition to rezone from (C-3) Central Business District to (R-3) High Density Residential District for property described as “Lot 16, Block 41, Thomas Addition to **Aberdeen in the NW ¼ of Section 24, T123N-R64W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 919 South 1st St) was submitted by Gene Engelmann. 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 use as a single-family residence and will allow for residential development. A building permit to construct an addition to an existing accessory structure was issued at the time this petition to rezone was filed. Following discussion Lien moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “HAPI 1st North Subdivision to the City of **Aberdeen, in the NW ¼ of Section 6, T123N-R63W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 3030 Dakota St N) was submitted by Homes Are Possible, Inc. Jeff Mitchell of Homes Are Possible, Inc. was 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 83 new lots for single-family residences and one larger lot for future subdivision. The proposed lots conform to current subdivision regulations. The petitioner has also submitted a petition to rezone all of the proposed lots into the (R-3) High Density Residential District along with a TIF project plan to allow for the development of the first phase of HAPI North Subdivision. Following discussion Woodward moved and Lien seconded to approve with the stipulations that the accompanying petition to rezone is accepted, a developers agreement is established, and approved turn-around areas are installed

at the east end of Nano Nagle Ave NE and 32nd Ave NE. Upon roll call, all members voting aye, the motion carried.

- 4) A petition to rezone from (A-1) Agricultural District to (R-3) High Density Residential District for property described as “Proposed Lots 1-21, Block 1, Lots 1-25, Block 2, Lots 1-13, Block 3, Lots 1-16, Block 4, Lots 1-8, Block 5, and Lot 1, HAPI 1st North **Subdivision to the City of Aberdeen, in the NW ¼ of Section 6, T123N-R63W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 3030 Dakota St N) was submitted by Homes Are Possible, Inc. Jeff Mitchell of Homes Are Possible, Inc. was present to represent the property. Eric Miller stated 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 Mettler seconded to approve, all members voting aye, the motion carried.
- 5) Tax Increment Finance District No. 29 Proposal described as “Blocks 1-5, HAPI 1st North Subdivision to the City of Aberdeen, plus the east right-of-way of North Dakota Street, extending from 28th Ave NE to the southern boundary of the HAPI 1st North Subdivision; plus a 10’ strip extending from the east boundary of Lot 21, Block 1 to a **point 675+/- to the east, in the NW ¼ of Section 6, T123N-R63W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 3030 Dakota St N) was submitted by Homes Are Possible, Inc. Jeff Mitchell of Homes Are Possible, Inc. was present to represent the property. Eric Miller stated that the petitioner is requesting this Tax Increment Finance District (TIF) with the intention of creating a new residential subdivision. The purpose of the TIF request is to fund the necessary installation of infrastructure (water, sewer, curb, gutter, and streets) for this subdivision. These improvements will serve 83 single-family residential lots. Every lot in the new development will have the necessary curb, gutter, and streets along with 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. 29 Project Plan appears to satisfy the requirements set forth by South Dakota Codified Law. Following discussion Woodward moved and Lien seconded to approve, all members voting aye, the motion carried.
- 6) Permission to replace siding on a residence located in a (C-1/R-4) Neighborhood/Special Density Residential District for property described as “Lot 9, **Block 10, Thomas Addition to the City of Aberdeen in the NE ¼ of Section 24, T123N-R64W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 1115 Kline St S) was submitted by Arthur Marmorstein. Eric Miller stated that the petitioner is requesting permission to replace the siding on his residence, which is located in a (C-1) Neighborhood Commercial District. Since this is maintenance and not altering the size or structure of the building, a permit was issued for the work on June 1, 2018. Following discussion Schumacher moved and Lien seconded to approve, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary