

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**July 16, 2019**

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

Cogley moved and Woodward seconded to approve the Brown County/Aberdeen City Joint minutes of June 18, 2019, all members voting aye, the motion carried.

Cogley moved and Woodward seconded to approve the Aberdeen City minutes of June 18, 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 preliminary and final plat described as “Dennis Thompson 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. 1405 Second St N) was submitted by Dennis & Amy Thompson. Eric Miller stated that the petitioners are requesting this preliminary and final plat in order to combine multiple underlying lots into one legal parcel to allow for construction of a residential addition. Following discussion Cogley moved and Lien seconded to approve, all members voting aye, the motion carried.**
- 2) A preliminary and final plat described as “Urlacher First Addition to the City of **Aberdeen, in the SE ¼ of Section 24, T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota,” (a.k.a. 1725 Royal Rd) was submitted by Dale & Linda Urlacher. Eric Miller stated that the petitioners are requesting this preliminary and final plat in order to clarify their legal description to allow for construction of a residential addition. At their June 13, 2019 meeting, the Aberdeen Board of Zoning Adjustment approved the petitioners request for a building setback variance with the stipulation that a plat of the property must be submitted. Following discussion Cogley moved and Schumacher seconded to approve, all members voting aye, the motion carried.**
- 3) A preliminary and final plat described as “Wagner Holdings Third Addition to the **City of Aberdeen, in the W ½ of Section 17, T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota,” (a.k.a. 210 Roosevelt St N) was submitted by RDA, LLC. Eric Miller stated that the petitioners are requesting this preliminary and final plat in order to subdivide a previously platted lot into two lots. The future owners of Proposed Lot 2 have plans to open a private/social recreational and entertainment facility and will need to obtain a special exception for that use or they will need to**

- rezone the parcel to a district that allows for that type of land use. Following discussion Lien moved and Mitchell seconded to approve with the following stipulations: 1) Either Proposed Lot 2 is rezoned or a Special Exception is obtained when the sale of the property is completed, 2) The petitioners have sidewalk installed, where missing, along all platted rights-of-way within five years of the plat filing date, and 3) The platted Industrial Avenue right-of-way is changed from 33' to 40'. Upon roll call, all members voting aye, the motion carried.
- 4) A preliminary and final plat described as “Willowwood Fifth Addition to the City of Aberdeen in Section 20, T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota,” (a.k.a. The open field area to the Southeast of Hobby Lobby and to the Southwest of Target) was submitted by Lamont Development, LLC, and Lamont Enterprises L.P. Eric Miller stated that this is a complete replat of Willowwood Fourth Addition that was approved at the October 16, 2018 Aberdeen City Planning Commission meeting. The petitioners are requesting this preliminary and final plat in order to reconfigure all of the lots located within Blocks 1 & 3 and Lots 1 - 3, Block 2, Willowwood Fourth Addition. They are reconfiguring the lot lines on these eight existing lots to create 22 smaller lots. The remainder of the lots within Willowwood Fourth Addition will remain the same dimensions. Following discussion Woodward moved and Cogley seconded to approve, all members voting aye, the motion carried.
  - 5) Tax Increment Finance District No. 31 Project Plan was submitted by Wylie Meadows, LLC. Scott Grebner and Attorney Jay Gellhaus were 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 45 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 tentative approval. The TIF No. 31 Project Plan appears to satisfy the requirements set forth by South Dakota Codified Law. Following discussion Cogley moved and Schumacher seconded to approve, all members voting aye, the motion carried.
  - 6) A preliminary and final plat described as “Jensen Rock and Sand First 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. 909 & 911 Eighth St S - The open lot west of Jensen Rock and Sand) was submitted by Jensen Properties, LLC. Eric Miller stated that the petitioners are requesting this preliminary and final plat in order to reconfigure lot lines of two existing platted lots. A multi-family residential structure will be constructed on Proposed Lot 2. At their June 13, 2019 meeting, the Aberdeen Board of Zoning Adjustment granted a lot depth variance for Proposed Lot 2 as it does not meet the 100' minimum depth. The petitioners have submitted an application for a lot width variance for Proposed Lot 1 as it does not meet the 100' minimum width. The Aberdeen Board of Zoning Adjustment will act on that

request at their August 8, 2019 meeting. Petitions to rezone Proposed Lots 1 and 2 were submitted in conjunction with this plat. Following discussion Lien moved and Mettler seconded to approve with the stipulations that the accompanying petitions to rezone are accepted, a lot width variance for Proposed Lot 1 is granted, and that the petitioners have sidewalks 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.

- 7) A petition to rezone from (C-1) Neighborhood Commercial District and (I-2) Unrestricted Industrial District to (I-2) Unrestricted Industrial District for property described as “Proposed Lot 1, Jensen Rock and Sand First 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. 911 Eighth St S) was submitted by Jensen Properties, LLC. Eric Miller stated that the petitioner is requesting this petition to rezone in order to eliminate the split zoning that was created as a result of replatting the property. Following discussion Mitchell moved and Cogley seconded to approve, all members voting aye, the motion carried.**
- 8) A petition to rezone from (I-2) Unrestricted Industrial District to (R-3) High Density Residential District for property described as “Proposed Lot 2, Jensen Rock and **Sand First 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. 909 Eighth St S) was submitted by Jensen Properties, LLC. Eric Miller stated that the petitioner is requesting this petition to rezone in order to bring the property into a zoning district that is intended for residential uses. Following discussion Cogley moved and Schumacher seconded to approve, all members voting aye, the motion carried.**
- 9) A preliminary and final plat described as “Kost First Addition to the City of **Aberdeen, in the NE ¼ of Section 13, T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota,” (a.k.a. 407 Kline St N) was submitted by Jason Kost. Eric Miller stated that the petitioners are requesting this preliminary and final plat in order to combine multiple underlying lots into one legal parcel to allow for the future construction of a garage. Following discussion Woodward moved and Lien seconded to approve, all members voting aye, the motion carried.**
- 10) An ordinance amending the zoning regulations of the Aberdeen City Code regarding illuminated and electronic message board signs and signs in the Aberdeen Commercial Historic District was submitted by the City of Aberdeen. Eric Miller stated that this ordinance is requested in order to remove the separate sign regulations within the Aberdeen Commercial Historic District and to create provisions and regulations by which landowners will be able to operate off-premise electronic message board signs as a primary land use. The Aberdeen Commercial Historic District is bordered by 6<sup>th</sup> Ave SE/SW on the south, Railroad Avenue SE/SW on the north, the public alley right-of-way between Main Street South and First Street South on the west, and the public alley right-of-way between Main Street South and Lincoln Street South on the east. This area will no longer have separate regulations for signs and will follow sign regulations for

the Central Business District. Attorney Marshall Lovrien was present representing Lamar Advertising and Roger Brown was present as a representative of Daktronics. Both men spoke concerning a suggested change to this proposed ordinance amendment allowing any existing off-premise sign to be allowed to rebuild as digital and conforming to the existing ordinance. Following discussion Mitchell moved and Cogley seconded to approve the ordinance amendment as originally proposed by the City. Upon roll call, Mitchell-aye, Mettler-aye, Cogley-nay, Woodward-aye, Lien - abstain, Schumacher-aye, Marske-aye (5-aye, 1-nay, 1-abstain), the motion carried.

- 11) Permission to replace shingles on a residence and garage located in a (C-1/R-4) Neighborhood Commercial/Special Density Residential District on property described as "The West 47' of Lots 1&2, Block 10, Thomas Addition to the City of **Aberdeen in the NE ¼ of Section 24, T123N-R64W of the 5<sup>th</sup> P.M.**, Brown County, South Dakota," (a.k.a. 414 Eleventh Ave SE) was submitted by Jacque Kervin. Eric Miller stated that the petitioner is requesting permission to replace the shingles on his residence and detached garage, which are 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 28, 2019. Following discussion Woodward moved and Lien seconded to approve, all members voting aye, the motion carried.

Chairman Marske continued with other business as follows:

- 1) Brett Bill stated that now that this board isn't meeting with the county, he wondered if the members were interested in meeting at a different time. The consensus of the members were that they preferred 6:00 p.m. rather than 7:00 p.m. Brett said that information would be taken under consideration and members will be notified at a later date of any change.

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

Submitted by,

Paula Nelson  
Planning Commission Secretary