

MINUTES
BROWN COUNTY/ABERDEEN CITY PLANNING COMMISSION
July 17, 2018

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

Kurth moved and Streckfuss seconded to approve the minutes of June 19, 2018, all members voting aye, the motion carried.

OPEN FORUM - No one was present.

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

- 1) A petition to rezone from (A-1) Agricultural District to (M-AG) Mini-Agricultural District for property described as “Lot 14, Block 3, Moulton’s **First Subdivision in the SE ¼ of Section 2, T122N-R64W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. Directly West of 13687 387th Ave - **about 2 ½ miles south of Aberdeen Rural Fire Station**) was submitted by Burt Elliott. Ken Hubbart stated that the petitioner is requesting this petition to rezone in order to bring the parcel into a district that is consistent with its size and use and to allow for future residential development. Additionally, the petitioner has hired a land surveyor to plat this lot together with the lot adjacent to the east. This petition to rezone will eliminate the split zoning that would have occurred with those two lots being combined into one parcel. Following discussion, Beckler moved and Bettmann 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 (7-aye,0-nay), the motion carried.

- 2) A preliminary and final plat described as “Rolling Meadows Second Addition in the NE ¼ of **Section 1, T123N-R64W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 3510 Rolling Meadows Dr - NW Corner of Rolling Meadows - North of Brown County Fairgrounds) was submitted by Michael R. Evans & Rodrick L. Tobin. Ken Hubbart stated that the petitioner is requesting this preliminary and final plat in order to combine multiple underlying lots into one parcel to allow for future residential development and to create a second smaller lot to allow for possible future conveyance. Proposed Lot 2 has less than 200 feet of frontage and is less than one acre in area; as a result, the petitioners were granted minimum lot frontage and lot size variances by the Aberdeen Board of Zoning Adjustment at their September 7, 2017 meeting. Following discussion Mitchell moved and Woodward 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 (7-aye,0-nay), the motion carried.

- 3) A petition to rezone from (C-2) Highway Commercial District to (R-2) Medium Density Residential District for property described as “Lots 1&2, Peter Reinbold Exception in the SW ¼ of Section 2, T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1402 & 1412 Twenty-Fourth Ave NW) was submitted by Judy Hauge & Diane Tollefson. Ken Hubbart stated that the petitioner is requesting this petition to rezone in order to bring the parcels into a district that is consistent with their size and use and to allow for a residential addition on Lot 1, Peter Reinbold Exception. Following discussion Woodward moved and Kurth seconded to approve. Upon roll call: 1) Brown County members voting (7-aye,0-nay), the motion carried, and 2) City members voting aye (7-aye,0-nay), the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary