

MINUTES
ABERDEEN CITY PLANNING COMMISSION
July 17, 2018

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

Woodward moved and Schumacher 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 (C-3) Central Business District to (R-3) High Density Residential District for property described as “Lot 10, Block 10, North Aberdeen in **the NW ¼ of Section 19, T123N-R64W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 116 First St N) was submitted by Bryan Fehr. Ken Hubbard stated that the petitioner is requesting this petition to rezone in order to bring the property in a district that is consistent with its use as a single family residence and will allow for repair and remodel of the home. Following discussion Woodward moved and Schumacher seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “Kopetsky Addition to the City of Aberdeen, **in the NE ¼ of Section 13, T123N-R64W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 518 Kline St N) was submitted by Gene Kopetsky. Ken Hubbard stated that the petitioner is requesting this preliminary and final plat in order to combine multiple underlying lots into one parcel to allow for residential development. At their July 12, 2018 meeting, the Aberdeen Board of Zoning Adjustment granted a minimum lot width variance for this property as the lot is less than the required 50 foot width. Following discussion Schumacher moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “Harr Motors Second Subdivision to the City **of Aberdeen, in the SW ¼ of Section 16, T123N-R63W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 4255 Sixth Ave SE) was submitted by James C. Harr Real Estate, L.P. & Harr Management, LLC. Ken Hubbard stated that the petitioner is requesting this preliminary and final plat in order to combine multiple underlying lots along with a portion of vacated 3rd Ave SE right-of-way into one parcel as was stipulated by the Aberdeen City Planning Commission at their March 21, 2017 meeting. Following discussion Woodward moved and Schumacher seconded to approve, all members voting aye, the motion carried.
- 4) A preliminary and final plat described as “Cortrust Bank Second Addition to the City **of Aberdeen, in the SE ¼ of Section 13 and the NE ¼ of Section 24 all in T123N-R64W of the 5th, Brown County, South Dakota,**” (a.k.a. 519 Sixth Ave SE) was submitted by Day County Bank. Ken Hubbard stated that the petitioner is requesting this preliminary and final plat in order to combine multiple underlying lots with a portion of vacated alley right-of-way into one parcel to allow for commercial

development. Following discussion Woodward moved and Mettler seconded to approve, all members voting aye, the motion carried.

- 5) A preliminary and final plat described as “**Steele-Teigen Addition in the NW ¼ SW ¼** of Section 16, T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 115 Brown County 19 S) was submitted by Loren & Gayle Steele. Ken Hubbard stated that the petitioner is requesting this preliminary and final plat in order to create a lot from unplatted land to allow for conveyance and commercial development. A petition for voluntary annexation was approved by the City Council at their July 9, 2018 meeting. Upon roll call, 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