

MINUTES
ABERDEEN CITY PLANNING COMMISSION
August 20, 2019

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

Lien moved and Schumacher seconded to approve the Aberdeen City minutes of July 16, 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 “Roby and Chandra Johnson First Addition to the City of Aberdeen, in the SW ¼ of Section 12, T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1123 Third St N) was submitted by Roby & Chandra Johnson. Eric Miller stated that the petitioners are requesting this preliminary and final plat in order to combine previously vacated public right-of-way with multiple underlying lots into one legal parcel to allow for construction of a detached garage. Following discussion Schumacher moved and Cogley seconded to approve with the stipulation that the petitioners have sidewalk 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.
- 2) Permission to replace shingles on a garage located in a (C-1/R-4) Neighborhood Commercial/Special Density Residential District at 402 Eleventh Ave SE. Eric Miller stated that the petitioner is requesting permission to replace the shingles on his detached garage, which is located in a (C-1) R-4) Neighborhood Commercial/Special Density Residential District. Since this is maintenance and not altering the size or structure of the building, a permit was issued for the work on July 22, 2019. Following discussion Cogley moved and Mitchell seconded to approve, all members voting aye, the motion carried.
- 3) An ordinance amending the zoning regulations of the Aberdeen City Code regarding business use of homes was submitted by City of Aberdeen. Eric Miller stated that this ordinance is requested to amend Section 60-194 of the Aberdeen City Code. This section contains the criteria by which a homeowner may operate a business from their home. Ordinance 19-08-01 alters or removes the criteria in Section 60-194 (b)(4,6,&13). These changes would allow for a homeowner to operate a business out of their attached garage by obtaining a special exception from the Aberdeen Board of Zoning Adjustment. Current City Code does not permit the operation of a home occupation within any accessory structure, attached or unattached. Secondly, this Ordinance would allow the

homeowner to have one employee that does not reside on the premise; currently all employees shall be members of the family and reside on the premise. Finally, this ordinance removes the requirement that all mechanical equipment utilized for the home business must be something that would normally be utilized within a dwelling unit for household or hobby use. Following discussion Cogley moved and Mettler seconded to approve. Upon roll call, Schumacher-aye, Lien-aye, Marske-aye, Mitchell-aye, Woodward-aye, Mettler-aye, Cogley-nay (6-aye, 1-nay), the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary