

MINUTES
ABERDEEN CITY PLANNING COMMISSION
August 21 , 2018

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

Cogley moved and Lien seconded to approve the minutes of July 17, 2018, 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 petition to vacate public right-of-way described as “The entire 66’ wide 15th Avenue SE Public ROW commencing at the west side of State Street South Public ROW and continuing west 525’ located between Northern State College Lot 3A and Blocks 1&2 of Melgaard Park Addition,” (a.k.a. 15th Ave SE directly south of the Barnett Center) was submitted by Northern State University. Dr. Tim Downs, NSU President and Tom Hulbert, CO-OP Architecture were in attendance and spoke in favor of this request. Brett Bill stated that the petitioner is submitting this petition to vacate a portion of 15th Ave SE Public ROW to allow for the expansion of their campus without a public ROW separating the future sports complex from the existing property. This will also allow for the future stadium to move further north which allows for the property to be developed to its full potential. Brett Bill further stated that City Engineer Bobzien and NSU met today and some of the height and width access requirements in his staff recommendation may be lessened but that with this board’s approval, final determination can be approved at a later date by City Council. Following discussion Cogley moved and Schumacher seconded with the following stipulations: 1)The vacated ROW must be incorporated into the adjacent lots in future replatting of the property, 2) No permanent structures are to be constructed over the existing water and sewer lines within the current ROW unless they are constructed to span the ROW with a bottom height of 20’, 3) A 66’ wide access easement must be maintained for all current utilities, and 4) Green space south of the proposed parking lot and adjacent to Herret Street South and 17th Ave SE, must be paved and landscaped in order to provide for additional off street parking. Upon roll call, Mitchell-aye, Schumacher-aye, Lien-aye, Marske-aye, Woodward-abstain, Cogley-aye (5-aye;1-abstain), the motion carried.
- 2) A preliminary and final plat described as “D. Mitchell Addition to the City of Aberdeen in the SE ¼ of Section 12, T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1309 Jay St N) was submitted by Deborah Mitchell. Eric Miller 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 construction of an accessory structure in addition to an existing residence. Following discussion Woodward moved and Cogley seconded to approve, all members voting aye, the motion carried.

- 3) A preliminary and final plat described as “Ludwig Highland Park Addition to the City of Aberdeen in the NW ¼ of Section 23, T123N-R64W of the 5th P.M., Brown County, South Dakota, (a.k.a. 918 Fourteenth St S) was submitted by Richard Ludwig. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to combine multiple underlying lots into one parcel to allow for construction of an addition to the residence. Following discussion Mitchell moved and Cogley seconded to approve with the stipulation that the petitioner has sidewalks installed where missing along all platted street and avenue rights-of-way within five years of the plat filing date. Upon roll call, all members voting aye, the motion carried.
- 4) A preliminary and final plat described as “6th Ave Pit Stop Subdivision in Aberdeen in the SE ¼ of Section 14, T123N-R64W of the 5th P.M., Brown County, SD, (a.k.a. 802 Sixth Ave SW) was submitted by 6th Avenue Pit Spot, Inc. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to combine multiple underlying lots into one parcel to allow for construction of an addition to their casino area. Following discussion Woodward moved and Lien seconded to approve with the stipulation that the petitioner has sidewalks installed where missing along all platted street and avenue rights-of-way within five years of the plat filing date. Upon roll call, all members voting aye, the motion carried.
- 5) A preliminary and final plat described as “20-20 Properties Subdivision in Aberdeen in the SE ¼ of Section 18, T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1715 Sixth Ave SE) was submitted by 20-20 Properties, LLC. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to combine multiple underling lots into one parcel to allow for construction of a commercial addition. Following discussion Woodward moved and Cogley seconded to approve, all members voting aye, the motion carried.
- 6) A preliminary and final plat described as “D&D Rush’s South Lawson Street Subdivision in Aberdeen in the North ½ of Section 19, T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1110 Lawson St S) was submitted by Doug & Dina Rush. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to clarify the property’s legal description and to allow for construction of an accessory structure in addition to an existing residence. Following discussion Lien moved and Schumacher seconded to approve, with the stipulation that the petitioner has sidewalks installed where missing along Lawson Street South within five years of the plat filing date. Upon roll call, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary