

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**September 15 , 2020**

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

Woodward moved and Mettler seconded to approve the Aberdeen City minutes of August 18, 2020, 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 rezone from (C-2) Highway Commercial District to (M) Municipal, State, & County Use District for property described as “Lot 8, Block 1, Refuge Retreats Addition to the City of Aberdeen, in the NE ¼ of Section 18, T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota,” (a.k.a. 1706 Eighth Avenue NE) was submitted by City of Aberdeen. Eric Miller stated that the petitioner is requesting permission to rezone in order to bring the property into a zoning district that is more consistent with its current use. This is a City owned lot containing a lift station. Following discussion Mettler moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 2) A petition to rezone from (C-2) Highway Commercial District and (R-2/R-4) Medium Density/Special Density Residential District to (C-2) Highway Commercial District for property described as “Lot 1, Block 2, Refuge Retreats Addition to the City of Aberdeen, in the NE ¼ of Section 18, T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota,” (a.k.a. 1708 Eighth Avenue NE) was submitted by Dakota Funeral Homes, Inc. Eric Miller stated that the petitioner is requesting permission to rezone in order to eliminate split zoning on the property. This split zoning was created as a result of a prior platting of the property. Following discussion Mitchell moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “ADC 2020-2 Subdivision in the City of Aberdeen, in the NE ¼ of Section 16, T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota,” (a.k.a. 503 Enterprise Street North) was submitted by Aberdeen Development Corporation. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to subdivide the underlying lot to create smaller parcels to allow for conveyance and future development. Plans have been submitted to build a structure and operate a trucking business on Proposed Lot 2. Following discussion Woodward moved and Mettler seconded to approve, all members voting aye, the motion carried.

- 4) A preliminary and final plat described as “Mardian Sixth Subdivision to the City of **Aberdeen, in the SW ¼ of Section 13, T123N-R64W of the 5<sup>th</sup> P.M.**, Brown County, South Dakota,” (a.k.a. 102 & 116 Fourth Street South) was submitted by CWD Real Estate, LLC. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to create a new lot for conveyance and future development while also creating a smaller lot for their existing structure. The irregular shaped, remaining portion, at the southwest end of the underlying lot will be combined with the previously platted “Lot 2, Mardian Fifth Subdivision”. At their August 13, 2020 meeting, the Aberdeen Board of Zoning Adjustment approved the petitioner’s request to plat Proposed Lot 1A at 99.90’ wide and Proposed Lot 3A at 50’ wide lot rather than the required minimum width of 100’. Following discussion Mitchell moved and Woodward seconded to approve with the stipulation that the petitioner has 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.
  
- 5) A preliminary and final plat described as “Hase First Addition to the City of **Aberdeen, in the NW ¼ of Section 24, T123N-R64W of the 5<sup>th</sup> P.M.**, Brown County, South Dakota,” (a.k.a. 1103 & 1111 Second Street South) was submitted by C & J Holdings, LLC. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to combine newly purchased adjacent land and previously vacated right-of-way with their property. Following discussion Woodward moved and Mitchell seconded to approve with the stipulations that the petitioner has sidewalk installed, where missing, along all platted rights-of way within five years of the plat filing date. The automotive repair shop operating at Proposed Lot 1 must gain a Special Exception for the open storage of vehicles, trailers, and miscellaneous materials associated with their business and any existing structure connecting buildings across lot lines is removed. Upon roll call, all members voting aye, the motion carried.
  
- 6) Tax Increment Finance District No. 32 Project Plan described as “The Refuge **Retreats Addition to the City of Aberdeen, in the NE ¼ of Section 18, T123N-R63W of the 5<sup>th</sup> P.M.**, Brown County, South Dakota,” (a.k.a. 1708 8<sup>th</sup> Ave NE, 517, 520, 611, 614, & 711 Lancelot Drive North, 411, 412, 515, & 609 Queen Court, and 1717, 1719, 1721, 1723, 1725, & 1727 Arthur’s Court) was submitted by The Refuge Retreats, LLC. Eric Miller stated that the petitioners have resubmitted this Tax Increment Finance District (TIF) Project Plan because there has been a street name change within the district (Guinevere Court has been renamed Queen Court) and there also was a change in ownership names. The purpose of this TIF is to fund the necessary installation of infrastructure (water, sewer, curb, gutter, sidewalks, and streets) for creating a new, reduced maintenance, housing development. These improvements will serve the 56 rental units within the development as well as a clubhouse for the residents to use. Every lot in the new development will have the necessary curb, gutter, sidewalks, 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. 32 Project Plan appears to satisfy the requirements set

forth by South Dakota Codified Law. Following discussion Woodward moved and Mettler seconded to approve, all members voting aye, the motion carried.

- 7) Permission to paint a new super graphic sign in a (C-3) Central Business District on a property described as “Lots 1 Dacotah Bank 2nd Addition to Aberdeen in the **SW ¼ of Section 13, T123N-R64W of the 5<sup>th</sup> P.M.**, Brown County, South Dakota,” (a.k.a. 308 Main Street South) was submitted by EPEH, LLC. Eric Miller stated that the petitioners are requesting permission to have a mural painted on the east side of the Capitol Theatre building. This mural does not advertise the business and its value is purely artistic in nature; therefore, it is classified as a super graphic and requires City Planning Commission approval. Kelsey Montague is the artist that will be doing the painting and plans to start work October 2<sup>nd</sup>. Following discussion Mitchell moved and Woodward seconded to approve with the following stipulations: 1) A sign permit is obtained for the project, 2) The super graphic sign is maintained in accordance with City Ordinance, and 3) A letter of approval authorizing this project must be received by the building owner. Upon roll call, all members voting aye, the motion carried.
- 8) Permission to construct a new resin transfer system in an (I-1) Industrial Park District on a property described as “**The NW ¼ of Section 16, T123N-R63W of the 5<sup>th</sup> P.M.**, except Lot 1, Brown County 19 Pond Second Addition and except railroad and road right of ways, Brown County, South Dakota, (a.k.a. 610 Brown County Highway 19 North) was submitted by Minnesota Mining & Manufacturing Company. Eric Miller stated that the petitioner is requesting permission to begin work on a new resin transfer system. The proposed construction will include a new 30’ x 33.33’ equipment building and a pipe rack system for transferring incoming resin into storage and between storage and the production floor. This property is located in an Industrial Park District and therefore requires City Planning Commission approval before work can commence. Following discussion Mettler moved and Woodward seconded to approve with the stipulation that a building permit is obtained. Upon roll call, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson  
Planning Commission Secretary