

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**October 16, 2018**

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

Cogley moved and Schumacher seconded to approve the minutes of September 18, 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 preliminary and final plat described as “Willowwood Fourth Addition to the City of Aberdeen in Section 20, T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 2703, 2704, & 2802 11th Ave SE, 2800 13th Ave SE, 901 S Roosevelt St, and 1020 Melgaard Rd S) was submitted by Stiles and Byron, LLC & Lamont Enterprises, L.P. Attorney Jay Gellhaus was present to represent the property. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to subdivide unplatted agricultural land into 42 new lots for single-family residences, three larger lots for future subdivision, and one lot for use as a holding pond. All of the proposed lots conform to current subdivision regulations. The petitioner has also submitted a petition to rezone a tract of land at the south end of this addition and a TIF project plan to allow for the development of the necessary infrastructure within this addition. Following discussion Mettler moved and Woodward seconded to approve with the stipulations that the accompanying petition to rezone is accepted and a developer’s agreement is established. Upon roll call, all members voting aye, the motion carried.
- 2) A petition to rezone from (A-1) Agricultural District to (R-2) Medium Density Residential District for property described as “The North 200’ of the NE ¼ of the SW ¼ of Section 20, T123N-R63W except land deeded,” (a.k.a. The N 200’ of 2800 13th Ave SE) was submitted by Lamont Enterprises, L.P. Attorney Jay Gellhaus was present to represent the property. Brett Bill stated that the petitioner is requesting this petition to rezone in order to eliminate the split zoning that was created with the platting of Proposed Block 11, Willowwood Fourth Addition to The City of Aberdeen. Following discussion Schumacher moved and Mitchell seconded to approve, all members voting aye, the motion carried.
- 3) Tax Increment Finance District No. 30 Proposal was submitted by Lamont Development II, Inc. Attorney Jay Gellhaus was present to represent the property. Brett Bill stated that the petitioner is requesting this Tax Increment Finance District (TIF) with the intention of creating a new residential subdivision. The purpose of the TIF request is to fund the necessary installation of infrastructure (water, sewer, curb, gutter, and streets) for this subdivision. These improvements will serve 42 single-family residential lots. Every lot in the new development will have the necessary curb, gutter, and streets along with access to city water and sewer. The City Finance Officer has reviewed this TIF project plan and given it his tentative approval. The TIF No. 30 Project Plan appears to satisfy the requirements set forth by South Dakota Codified Law. Following discussion Cogley moved and Lien seconded to approve, all members voting aye, the motion carried.
- 4) A petition to rezone from (C-2) Highway Commercial District and (R-3) High Density Residential District to (C-2) Highway Commercial District for property described as “Lot 1, Weber 1st Corner Subdivision in Aberdeen in the NW ¼ of Section 13, T123N-R4W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 208 Second St N) was submitted by Randall Weber. Brett Bill stated that

the petitioner is requesting this petition to rezone in order to eliminate split zoning on the parcel. Following discussion Cogley moved and Schumacher seconded to approve, all members voting aye, the motion carried.

- 5) Permission to construct an access ramp to a residence located in a (C-1/R-4) Neighborhood Commercial/Special Density Residential District for property described as “Lot 4, Block 10, **Thomas Addition to the City of Aberdeen in the NE ¼ of Section 24, T123N-R64W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 1114 Arch St S) was submitted by Hyle Anderson. Brett Bill stated that the petitioner is requesting permission to construct an access ramp on the east side of their home which is located in the Neighborhood Commercial District. Since this ramp is a necessity for access of the structure, a permit was issued for the work on September 17, 2018. The petitioner was granted a setback variance for this ramp by the Aberdeen Board of Zoning Adjustment at their October 11, 2018 meeting. Following discussion Mitchell moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 6) A preliminary and final plat described as “Brown County Commissioners Third Subdivision to the **City of Aberdeen in the SW ¼ of Section 18, T123N-R63W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 1019 First Ave SE) was submitted by Brown County. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to create a new lot containing the existing County Office building, which would allow for possible future conveyance. Public right-of-way has been dedicated with this plat to provide access and frontage to proposed Lot 1. Following discussion Woodward moved and Cogley seconded to approve with the stipulation that the petitioner has sidewalks installed where missing along the newly dedicated Congress Street South within five years of the plat filing date.
- 7) A preliminary and final plat described as “Teton Development First Subdivision to the City of Aberdeen in the SW of Section 17, T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 2727 & 2901 Sixth Ave SE) was submitted by Teton Development, LLC. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to create two smaller lots for commercial development and one larger lot for future subdivision and commercial development. Upon roll call, all members voting aye, the motion carried.
- 8) A preliminary and final plat described as “G.P.H.C. First @ N Main Auto Center in Aberdeen in the **NW ¼ of Section 13, T123N-R64W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 101 & 115 Main St N) was submitted by G.P.H.C., LLC. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to combine multiple underlying lots into one parcel to allow for commercial development. The petitioner was granted a special exception to allow for the open storage of vehicles for sale or rent at the January 11, 2018 Aberdeen Board of Zoning Adjustment meeting. Following discussion Cogley moved and Woodward seconded to approve with the stipulation that all of the conditions for approval of the special exception set forth by the Aberdeen Board of Zoning Adjustment are adhered to. Upon roll call, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson  
Planning Commission Secretary