

****OPEN MEETING GUIDELINES DURING COVID-19 PANDEMIC****

ALL PERSONS ATTENDING THE MEETING SHOULD MAINTAIN PHYSICAL SEPARATION OF AT LEAST SIX FEET BETWEEN PERSONS WHO ARE NOT IMMEDIATE FAMILY MEMBERS OR MEMBERS OF THE SAME HOUSEHOLD. PUBLIC SEATING IN COUNCIL CHAMBERS WILL BE ARRANGED TO MAINTAIN THE PHYSICAL SEPARATION AND MAY NOT BE MOVED IN VIOLATION OF THIS REQUIREMENT. ANY MEMBER OF THE PUBLIC WHO FAILS TO MAINTAIN THE REQUIRED SEPARATION WILL BE ASKED TO COMPLY. SUCH PERSON WILL BE REMOVED FROM COUNCIL CHAMBERS UPON REFUSAL TO COMPLY.

**AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday, January 14, 2021- 8:00 A.M.
First Floor Council Chambers - Municipal Building**

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**
 - 1) December 10, 2020
- IV. Open Forum 8:00 – 8:10 A.M. (SEE FORMAT GUIDELINES AT END OF AGENDA)**
- V. Old Business**
- VI. New Business**
 - 1) Lynn Cunningham requests permission, as per site plan submitted, to construct a 60'x60' personal storage building as the primary use, which would be an Appeal to the Board of Zoning Adjustment in a (C-2) Highway Commercial Zoning District, all on Lot 2, Wagner Holding's Subdivision of Lot 1, Pheasant Run Second Subdivision, a.k.a. 1702 Eighth Avenue NW.
 - 2) Paul Bohling requests permission, as per site plan submitted, to 1) construct a 12'x16' shed 14' from the North property line rather than the required 25', which would be an 11' Building Variance and 2) 1' from the West property line rather than the required 5', which would be a 4' Building Variance, all on Lot 15 & the North 28' of Lot 16, Block 2, First Replat of Mehlhoff's Second Addition to North Plains Addition, a.k.a. 1619 Northview Lane.
 - 3) Clyde Eisenbeisz requests permission, as per site plan submitted, to provide 4 off-street parking stalls rather than the required 5, which would be a One Parking Stall Variance, all on Lot 6, Block 15, Sullivan & Easton's Addition to Aberdeen, a.k.a. 801 First Street N.
 - 4) Ron Erdmann and Chad Delzer request permission, as per site plan submitted, to permit the open storage of campers, trailers and automobiles, which would be a Special Exception in the (I-2) Unrestricted Industrial and (C3/R4) Central Business/Special Density Residential Zoning Districts, all on Lots 1-3 & 5-6, Block 59 Second Addition to Aberdeen, Lot 1, McFarland-Zumbaum Addition and the Vacated Alley R.O.W. Between Said Lots, a.k.a. 302 & 320 Fourth Street S. and 416 Fourth Avenue SW.

- 5) SW Investments, LLC and Aaron Winterberg request permission, as per site plan submitted, to permit the operation of an industrial hemp testing facility, which would be an Appeal to the Board of Zoning Adjustment in a (C3/R4) Central Business/Special Density Residential Zoning District, all on The South 44' of Lots 15-19 & the West 25' of the South 56' of Lot 14, Block 30, Second Addition, a.k.a. 523 Main Street S.
- 6) Chris Larson requests permission, as per site plan submitted, to 1) construct an accessory structure that is not aesthetically similar to the primary or existing accessory structures on the lot, which would be an Appeal to the Board of Zoning Adjustment, and 2) to permit an accessory structure with 12'5" sidewalls rather than the permitted 10', which would be a Special Exception in a (R-1) Low Density Residential Zoning District, all on Lot 1, The Boulevards Subdivision, a.k.a. 2405 Pheasant Run Boulevard.
- 7) Jillian Madsen requests permission, as per site plan submitted, to permit the operation of a Daycare as a Home Occupation, which would be a Special Exception in a (R-2) Medium Density Residential Zoning District, all on Lot 6, Block 8, Meadows on Dakota Fifth Subdivision, a.k.a. 1001 Thirtieth Avenue NE.

VII. Other Business

VIII. Adjournment

FORMAT GUIDELINES:

- 1) *Open forum provides an opportunity for the public to address the Aberdeen City Board of Zoning Adjustment with questions, concerns or comments on items, which are not on the agenda. Citizens are asked to sign up to speak prior to the open forum portion of the meeting. Open forum will be limited to 10 minutes (if no one is in attendance for the open forum, the regular meeting may begin) unless a majority of the Aberdeen City Board of Zoning Adjustment agrees to extend the time period. The open forum may not be used to make personal attacks, to air personality grievances, to make political endorsements, or for political campaign purposes. Open forum will not be used as a time for problem solving or reacting to the comments made, but, rather for hearing the citizen for informational purposes. The Aberdeen City Board of Zoning Adjustment may respond with request for city management to follow up and report back on any issue raised during the public address time. A presentation may not exceed two minutes in duration.*
- 2) *ADA Compliance: The City of Aberdeen fully subscribes to the provisions of the American's With Disabilities Act. If you desire to attend this public meeting and are need of special accommodations, please notify the City Planning & Zoning Office at least 8 hours prior to the meeting so appropriate auxiliary aids and services can be made available. The Aberdeen City Board of Zoning Adjustment meets monthly on the second Thursday of each month at 8:00 a.m.*
- 3) *A copy of the subject matter on the Aberdeen City Board of Zoning Adjustment meeting agenda is available for public distribution at the City Planning & Zoning Office and available on the City's website @ www.aberdeen.sd.us.*