

**\*\*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 PLANNING COMMISSION**

**TUESDAY, APRIL 20, 2021 at 6:00 P.M.  
FIRST FLOOR COUNCIL CHAMBERS - MUNICIPAL BUILDING**

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**
  - 1) March 16, 2021
- IV. Open Forum (SEE FORMAT GUIDELINES AT END OF AGENDA)**
- V. Old Business**
- VI. New Business**
  - 1) Change of use in a (C-1) Neighborhood Commercial Zoning District described as “Lots 20-22, Block 45, Hagerty & Lloyds Addition to Aberdeen, in the NE ¼ of Section 13, T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota.” (a.k.a. 120 State St. N).
  - 2) Preliminary and Final Plat described as “Meadowlark Acres Third Addition to Aberdeen, in the NW ¼ of Section 22, T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota.” (a.k.a. Directly east of the weather station on Brown County Highway 14).
  - 3) Preliminary and Final Plat described as “HAPI 2021-1 Subdivision to the City of Aberdeen, in the SE ¼ of Section 13, T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota.” (a.k.a. 310 Arch St S).
  - 4) Preliminary and Final Plat described as “Erickson-Teigen Addition to the City of Aberdeen, in the NW ¼ of the SW ¼ of Section 16, T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota.” (a.k.a 4015 Steele Ave SE).
  - 5) Preliminary and Final Plat described as “Erdmann 1<sup>st</sup> 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. 302 & 320 Fourth St S and 416 Fourth Ave SW).

- 6) Petition to Vacate Public R.O.W. described as “The east 216 feet of 30 foot wide public alley right-of-way adjacent to the south of Lots 2A and 2B, Rohl Subdivision of Lot 2 of Rohl’s 1<sup>st</sup> Addition to the City of Aberdeen and adjacent to the north of the east 216 feet of Outlot 1, Howard and Hedgers Outlots, and adjacent to the west of Lot 1, First Railroad Addition to the City of **Aberdeen in the South ½ of Section 13, T123N-R64W of the 5<sup>th</sup> P.M.,** Brown County, South Dakota.” (a.k.a. East/West alley south of 118 & 120 First Ave NE).
- 7) Rezone from (R-3) High Density Residential District to (M) Municipal, City, and County Use District described as “Lot 1, Keller Addition to the City of **Aberdeen, in the SE ¼ of Section 14, T123N-R64W of the 5<sup>th</sup> P.M.,** Brown County, South Dakota. (a.k.a. 824 Third Ave SW).
- 8) Rezone from (R-3) High Density Residential District to (C-1) Neighborhood Commercial District described as “**The East ½ of the South 80’** of Lot 16, Lawson’s First Replat of Block 10, Woolverton Addition to the City of **Aberdeen, in the NE ¼ of Section 24, T123N-R64W of the 5<sup>th</sup> P.M.,** Brown County, South Dakota.” (a.k.a. 819 Tenth Ave SE).
- 9) Permission to demolish structures located in a (C-1) Neighborhood Commercial District described as “Lot 1, Beadle Nursery First Addition in **Aberdeen, in the NE ¼ of Section 23, T123N-R64W of the 5<sup>th</sup> P.M.,** Brown County, South Dakota.” (a.k.a 906 Eighth St S).

## VII. Other Business

## VIII. Adjournment

### FORMAT GUIDELINES:

- 1) Open forum provides an opportunity for the public to address the Aberdeen City Planning Commission 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 Planning Commission 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 Planning Commission 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 Planning Commission meets monthly on the third Tuesday of each month.
- 3) A copy of the subject matter on the Aberdeen City Planning Commission meeting agenda is available for public distribution at the City Planning & Zoning Office and available on the City’s website @ [www.aberdeen.sd.us](http://www.aberdeen.sd.us).