

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday, September 14, 2023 - 8:00 A.M.
First Floor Council Chambers - Municipal Building

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**
 - 1) August 10, 2023
- IV. Open Forum 8:00-8:10 A.M. (SEE FORMAT GUIDELINES AT END OF AGENDA)**
- V. Board of Zoning Adjustment Meeting Information and Procedure Statement**
- VI. Old Business**
- VII. New Business**
 - 1) Lamont Office Building, LLC, and Colleen Hericks request permission, as per site plan submitted, to permit the operation of a preschool, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 2, Blackstone's Third Subdivision, a.k.a. 14 Main Street S.
 - 2) Joop Bollen requests permission, as per site plan submitted, to construct an accessory structure in the front yard rather than the required rear yard of the property, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 2, Bollen First Addition, a.k.a. 1402 Willow Drive.
 - 3) George Dennert requests permission, as per site plan submitted, to construct a 13'x13.5' carport 18.5' from the North property line rather than the required 25', which would be a 6.5' Building Variance, all on Lots 815-816, Morning Heights Extended Addition, a.k.a. 902 High Street S.
 - 4) Tom Suedmeier requests permission, as per site plan submitted, to construct a 12'x26' addition to attached garage 4.3' from a proposed new North property line rather than the required 8', which would be a 3.7' Building Variance, all on Lot 13 and a portion of Lot 12, Block 4, Mel-Ros Addition of Mel-Ros Estates to the City of Aberdeen, a.k.a. 1501 Mel-Ros Drive.
 - 5) The Aberdeen Development Corporation and Lamar Outdoor request permission, to (1) install a 10'x21' Full Color EMC off-premise sign as an accessory land use in addition to an existing primary use, which would be an Appeal to the Board of Zoning Adjustment, and (2) to permit a new off-premise sign 176' from an adjacent off-premise sign rather than the permitted 600', which would be a 424' Separation Variance, all on Lot 1, First Overpass Subdivision, a.k.a. 124 First Avenue NW.
 - 6) Bernard Tomek and Ryan Sanborn request permission, as per site plan submitted, to (1) permit the open storage, parking or sale of vehicles and products, which would be a Special Exception in a (C-2) Highway Commercial Zoning District, and (2) to place two shipping containers on the property for use as storage containers, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1, Tomek's First Subdivision, a.k.a. 4055 Sixth Avenue SE

- 7) David Severson requests permission, as per site plan submitted, for (1) existing residence to remain 5'4" from the North property line rather than the required 25', which would be a 19'8" Building Variance, and (2) 5' from the South property line rather than the required 20', which would be a 5' Building Variance, in order to (3) construct a 4'9" x 18' uncovered deck and stairs 0' from the North property line rather than the required 15', which would be a 15' Building Variance, all on Lots 1-2, Block 40, Hagerty & Lloyd Addition, a.k.a. 614 Third Avenue NE.

VIII. Other Business

IX. 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.*

MEETING INFORMATION AND PROCEDURE

Meetings of the City of Aberdeen Board of Zoning Adjustment are when the Board conducts public hearings and issues its decisions on applications for special exceptions or variances and for appeals of decisions or actions of a zoning or code enforcement official. The Board conducts the hearings informally and as necessary to secure the information required for it to make a decision but the formal rules of procedure and evidence do not apply to these hearings.

All meeting agendas are published and posted as required by law. Each member of the Board is provided an agenda packet before the meeting. The agenda packet includes the meeting agenda, copies of all applications along with the supporting documentation, and the written recommendations of City Staff regarding each application. If not already provided, a copy of the Staff recommendations will be provided to each Applicant upon request. All information provided to the Board in the agenda packet for each application is considered part of the record for that application.

Any member of the public wishing to speak must first be recognized by the Chair, must speak into one of the microphones in the room, and must state their name. The purpose for this rule is to ensure a clear record of anyone speaking in support of, or in opposition to, an item on today's agenda. Staff have been instructed to assist the Board in making sure there is a clear record. The Chair may rule out of order any speaker who is not recognized by the Chair, who fails to identify themselves, or who does not speak into a microphone.

Depending on the relief sought in an application, the Board may deny all or part of the application, it may modify the requirements of any order of the city official, or it may approve the application without conditions or it may impose conditions, also known as stipulations. If the Board's approval of an application is contingent upon certain conditions being met, the Applicant may agree to the conditions or refuse the conditions. If the Applicant does not agree to the conditions in writing, the application will be deemed denied. Staff will be available after the meeting to assist the Applicant with understanding the conditions and obtaining the Applicant's agreement to them.