

MINUTES
BOARD OF ZONING ADJUSTMENT
January 11, 2024

The Board of Zoning Adjustment Meeting was held on Thursday, January 11, 2024, in the Aberdeen City Hall, First Floor Council Chambers, Aberdeen, South Dakota with Babcock presiding as Chairman. Chairman Babcock called the meeting to order. Members present at roll call were Weigel, Gardner, Schumacher, Babcock and VanDeRostyne. Also present were Ken Hubbart, Community Development Director, Benjamin Phillips, GIS Coordinator, Eric Miller, City Planner, Paula Nelson, City Planner, David Dosch, Code Enforcement Officer, Mike Hepola, Code Enforcement Officer, Mike Thompson, Fire Marshal, Destin Spellman, Assistant City Engineer, Barry Dunlavy, Building Official and Emily Ellingson, Board of Zoning Adjustment Secretary.

VanDeRostyne moved, and Gardner seconded, to approve the Board of Zoning Adjustment Minutes of December 14, 2023, all members voting aye, the motion carried.

OPEN FORUM – No one was present.

Ken Hubbart recited the Board of Zoning Adjustment Meeting Information and Procedure Statement.

OLD BUSINESS – None.

NEW BUSINESS:

- 1) Krista Haaland and Matthew Gross requested permission, as per site plan submitted, to permit the operation of a daycare as a home occupation, which would be a Special Exception in the (R-3) High Density Residential Zoning District, all on Lot 1, Block 10, Nicollet Park Addition, a.k.a. 402 Jackson Street S. Krista Haaland and Matthew Gross was present to represent the property. Following discussion, Schumacher moved, and VanDeRostyne seconded, to approve this item with the following stipulations: (1) Any provided yard/play area must be maintained as a fenced in area prior to the operation of this day care commencing. The existing fence is in place. (2) No more than one individual other than the owner, may work at the daycare at one time. (3) A floor plan must be submitted for review showing the location used for childcare. (4) Age range of children, the number of children and hours of operation must be submitted. (5) This Special Exception is for the owner, as long as she/he is the owner/operator of the proposed use. (6) Announced and unannounced inspections must be permitted by the operator. (7) The operator must schedule a home inspection with the Building Inspection Department and the Fire Marshal in order to verify that Building and Fire Code requirements are met, and any recommended or required changes or modifications must be made. (8) The daycare may not operate until a license has been granted by the Aberdeen City Council. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION APPROVED.**
- 2) Dakota Equipment Manufacturing, Inc requested permission, as per site plan submitted to permit the open storage, parking and sale of trailers, raw materials, and equipment associated with manufacturing, all on Lot 1, Aberdeen Development Corporation 1999-1 Subdivision in Aberdeen, a.k.a. 2915 Idea Avenue NE. Martha Holmberg was present to represent the property. Following discussion, Schumacher moved, and Gardner seconded, to approve this item with the following stipulations: (1) All vehicles must be licensed and operable per state law and city ordinance requirements. (2) Property must be maintained in a neat & orderly manner at all times. (3) Any required employee or customer parking stalls may not be used for open storage. (4) All items must be related to the business of Dakota Equipment Manufacturing. No unrelated items, junk, debris, etc. (5) This Special Exception is for Dakota Equipment Manufacturing only, as long as they are the owners/operators of proposed use and

in compliance with all stipulations applied to this Special Exception. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION APPROVED.**

- 3) Trinity Lutheran Church requested permission, as per site plan submitted, to install a 241.5sf wall sign in addition to the previously approved and permitted 70sf of existing signage, for a total of 311.5sf rather than the permitted 36sf, which would be a 275.5sf Allowable Sign Size Variance, all on lot 1, Trinity Lutheran Church Addition, a.k.a. 915 Dakota St S. Tim Swantz was present to represent the property. Following discussion, Gardner moved, and Weigel seconded, to approve this item with the following stipulation: (1) A permit is obtained prior to installation. Upon roll call, all members voting aye, the motion carried. **ALLOWABLE SIGN SIZE VARIANCE APPROVED.**

OTHER BUSINESS:

- 1) Ken Hubbart introduced Mike Hepola as the newest Code Enforcement Officer for the City of Aberdeen.

There being no further business before the Board, Gardner moved, and VanDeRostyne seconded, to adjourn the meeting, all members voting aye, the motion carried.

Emily Ellingson
Board of Zoning Adjustment Secretary
January 11, 2024