

MINUTES
ABERDEEN CITY PLANNING COMMISSION
January 19, 2021

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

Mettler moved and Schumacher seconded to approve the Aberdeen City minutes of December 15, 2020, 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 petition to rezone from (C-1/R-4) Neighborhood Commercial/Special Density Residential District to (R-2/R-4) Medium Density/Special Density Residential District for property described as “Lot 6, Block 15, Sullivan & Easton’s Addition to Aberdeen, in the SW ¼ of Section 12, T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 801 First St N) was submitted by Clyde Eisenbeisz. Eric Miller stated that the petitioner is requesting permission to rezone in order to bring the property into a zoning district that is more consistent with its current use. This building has had commercial and mixed commercial/residential uses in the past, but is now solely used as a multi-family, residential structure. Following discussion Cogley moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “Eagle River Addition to the City of Aberdeen, in the NE ¼ of Section 14, T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1023 Eighth Ave NW & 715 Tenth St N) was submitted by Tenth Street Properties LLC. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to combine multiple underlying lots into one legal parcel to allow for future commercial development. Following discussion Woodward moved and Schumacher seconded to approve with the stipulation that the petitioner has sidewalks installed, where missing, along all platted rights-of-way within five years of the plat filing date or within 18 months of issuance of a building permit on this premise as required by Aberdeen City Code Sec. 46-127(1). Upon roll call, all members voting aye with Marske abstaining, the motion carried.
- 3) A preliminary and final plat described as “Roger Pfeil Consolidation Subdivision to the City of Aberdeen, in the NE ¼ of Section 13, T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 703 Penn St N) was submitted by Roger & Lisa Pfeil. Eric Miller stated that the petitioners are requesting this preliminary and final plat in order to combine multiple underlying lots into one legal parcel to allow for the construction of a new attached garage. At their

September 10, 2015 meeting, the Aberdeen Board of Zoning Adjustment granted the petitioners' request to construct this addition 13' from the south property line rather than the required 15'. Following discussion Schumacher moved and Mettler seconded to approve, all members voting aye, the motion carried.

- 4) A preliminary and final plat described as "Northeast C-Express Addition to the **City of Aberdeen, in the NW ¼ of Section 18, T123N-R63W of the 5th P.M.,** Brown County, South Dakota," (a.k.a. 1202 Eighth Ave NE) was submitted by Spike II, LLC. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to combine multiple underlying lots into one legal parcel to allow for an addition to the casino to be constructed. At their November 14, 2019 meeting, the Aberdeen Board of Zoning Adjustment granted the petitioner's request to construct this addition 30.6' from the south property line rather than the required 45'. A permit was obtained for the construction on November 20, 2019 and the work has been completed. Following discussion Woodward moved and Cogley seconded to approve with the stipulation that the petitioner has sidewalks installed, where missing, along all platted rights-of-way prior to May 20, 2021 as required under Aberdeen City Code Sec. 46-127(1). Upon roll call, all members voting aye, the motion carried.
- 5) Permission to paint a new super graphic sign in a (C-3/R-4) Central Business/Special Density Residential District at property described as "Lot 1, **Malchow's First Addition to the City of Aberdeen, in the SW ¼ of Section 13,** T123N-R64W of the 5th P.M., Brown County, South Dakota," (a.k.a. 506 Main St S) was submitted by Aberdeen Development Corporation & Aberdeen Area Arts Council. Eric Miller stated that the petitioners are requesting permission to have a mural painted by artists Nick and Nicole Fischer on the north side of the Malchow Plaza building facing the open courtyard area. This mural will contain images of Aberdeen-centric themes and iconic landmarks from within the community. It does not advertise the business and its value is purely artistic in nature; therefore, it is classified as a super graphic and requires City Planning Commission and City Council approval. Following discussion Mitchell moved and Mettler seconded to approve with the stipulations that a sign permit is obtained for the project and the super graphic sign is maintained in accordance with City Ordinance. Upon roll call, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary