

BOARD OF ZONING ADJUSTMENT
February 11, 2021

The Board of Zoning Adjustment Meeting was held on Thursday, February 11, 2021 in the Aberdeen City Hall, First Floor Council Chambers, Aberdeen, South Dakota with Schumacher presiding as Acting Chairman. Acting Chairman Schumacher called the meeting to order. Members present at roll call were Fjeldheim, Schumacher, Grebner, and Winter. Also present were Brett Bill, Planning & Zoning Director, Ken Hubbart, City Planner, and Eric Miller, City Planner.

Grebner moved and Winter seconded to approve the Board of Zoning Adjustment minutes of January 14, 2021, all members voting aye, the motion carried.

OPEN FORUM - No one was present.

- 1) Krista Smith requested permission, as per site plan submitted, to relocate an existing daycare center, which would be an Appeal to the Board of Zoning Adjustment in a (C-2) Highway Commercial Zoning District, all on Lot 3, Ken's Supermarket First Addition, a.k.a. 2123 Sixth Avenue SE. Jack Hollinsworth of JDH Construction was present to represent the property. Following discussion Grebner moved and Winter seconded to approve with the following stipulations: 1) All inspections must be completed and approved by the Building Inspection Department and Fire Marshal, and 2) The daycare center must maintain its license with the SD DSS at all times. Upon roll call, all members voting aye, the motion carried. **APPEAL APPROVED** .
- 2) Branden Jepsen requested permission, as per site plan submitted, to permit the operation of mini-storage lockers, which would be an Appeal to the Board of Zoning Adjustment in the (C-3) Central Business District, all on The South 25'4" of Lots 16&17, Roche's Third Rearrangement and Lots 1&2, except the North 3'8" of The East 40' of Lot 2, Roche's Fourth Subdivision and the North 25' of Lot 10, Block 8, North Aberdeen Addition, a.k.a. 218 Main Street N. Branden Jepsen was present to represent the property. Following discussion Grebner moved and Fjeldheim seconded to approve with the following stipulations: 1) Plans must be submitted for review and a permit must be obtained prior to work commencing, 2) All Building & Fire Code requirements must be met, and 3) No outside open storage permitted. Upon roll call, all members voting aye, the motion carried. **APPEAL APPROVED** .
- 3) Tenth Street Properties, LLC requested permission, as per site plan submitted, to 1) permit the construction of a carwash in the side yard of the property rather than the required rear yard, which would be an Appeal to the Board of Zoning Adjustment in a (C-2) Highway Commercial Zoning District and 2) to construct a carwash 10' from the North property line rather than the required 35', which would be a 25' Building Variance, and 3) to construct an addition to the primary structure 30' from the South property line rather than the required 45', which would be a 15' Building Variance, all on Proposed Lot 1, Eagle River Addition to the City of Aberdeen, a.k.a. 715 Tenth Street N. Darren Dell of Huff Construction and Dean Marske of HKG Architects were present to represent the property. Following discussion Fjeldheim moved and Grebner seconded to deny item #1. Upon roll call, Fjeldheim-aye, Schumacher-nay, Grebner-nay, Winter-nay (1-aye,3-nay), the motion failed. Upon further discussion Grebner moved and Winter

seconded to approve, all members voting aye, the motion carried. **APPEAL APPROVED**. Following further discussion Grebner moved and Winter seconded to approve item #2, 20' from the North property line rather than the required 35', which would be a 15' Building Variance with the following stipulations: 1) Plans must be approved and permit must be obtained prior to work commencing, 2) All required sidewalks must be installed in all adjacent public right-of-way's prior to issuance of certificate of occupancy as required by Section 46-127(1), and 3) Property lines must be located to verify all setbacks at time of inspection. Upon roll, all members voting aye, the motion carried. **BUILDING VARIANCE APPROVED**. Following further discussion Grebner moved and Winter seconded to approve item #3 35' from the South property line rather than the required 45', which would be a 10' Building Variance approved. Upon roll call, all members voting aye, the motion carried. **BUILDING VARIANCE APPROVED**.

Grebner moved and Winter seconded to adjourn the meeting.

Paula Nelson
Board of Zoning Adjustment Secretary
February 11, 2021