

MINUTES
ABERDEEN CITY PLANNING COMMISSION
February 15, 2022

The City Planning Commission was called to order by Chairman Dean Marske. Members present at roll call were Marske, Schumacher, Mitchell, Lien, and Cogley. Also present were Brett Bill, Planning & Zoning Director, Ken Hubbart, City Planner, Eric Miller, City Planner, Joe Gaa, City Manager, Ron Wager, City Attorney, and Amanda Kamphuis, Aberdeen City Planning Commission Secretary.

Schumacher moved, and Cogley seconded, to approve the Aberdeen City Planning Commission Minutes of January 18, 2022, all members voting aye, the motion carried.

OPEN FORUM – No one was present.

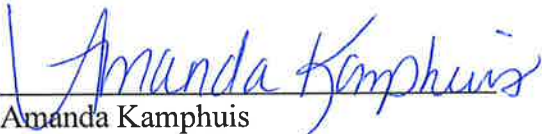
There being no old business, Chairman Marske began with new business as follows:

- 1) A recommendation of Approval and Adoption, by the City Council, of an Ordinance Amending the Aberdeen City Code regarding dwellings in I-2 Unrestricted Industrial Districts. Brett Bill, Planning & Zoning Director, stated the City Attorney has prepared an ordinance amending the Aberdeen City Code regarding residential dwellings in an I-2 Unrestricted Industrial District. This ordinance amendment is being recommended in order to provide a special exception, from the Aberdeen Board of Zoning Adjustment, for a limited occupancy, on-premises residency for an individual who serves an integral need for the industrially related land use. Following discussion, Cogley moved, and Mitchell seconded, to deny this request. Upon roll call, Cogley aye, Lien aye, Mitchell aye, Schumacher aye, Marske abstain (4 aye, 1 abstain), the motion carried.
- 2) A Tax Increment Finance District No. 37 Project Plan described as “Lot 1, Hub City Downtown First Addition to the City of Aberdeen, in the SW¼ of Sec. 13-T123N-R64W of the 5th P.M., Brown County, South Dakota.” (a.k.a. 114 & 116 Main St S). Rod Tobin and Jason Erickson were present to represent the property. Eric Miller stated the purpose of this TIF is to fund internal infrastructure improvements, professional engineering, and finance costs necessary to redevelop and repurpose the Van Slyke Building located at 114 and 116 Main St S. The redevelopment and repurposing will consist of 22 proposed residential rental units, as well as commercial/retail rental space on the first floor. As infrastructure leading to the building is already in place, substantially all of the improvements will be interior demolition, construction and reconstruction, renovation, along with making the structure compliant with the Americans with Disabilities Act. The City Finance Officer has reviewed this TIF Project Plan and has given it his tentative approval. The TIF No. 37 Project Plan appears to satisfy the requirements set forth by South Dakota Codified Law. Following discussion, Lien moved, and Schumacher seconded, to approve this request. Upon roll call, Cogley nay, Lien aye, Mitchell aye, Schumacher aye, Marske aye (1 nay, 4 aye), the motion carried.

- 3) Preliminary and Final Plat described as “ADC 2022-1 First Subdivision to the City of Aberdeen, in the NE¼ of Sec. 16-T123N-R63W of the 5th P.M., Brown County, South Dakota.” (a.k.a. 701 Production St N). Eric Miller stated the petitioner is requesting this Preliminary and Final Plat in order to subdivide one large lot into 2 smaller parcels to allow for conveyance and future development. The petitioner and their prospective buyer submitted a zoning appeal application to allow for the operation of a veterinary clinic and an animal boarding facility on Proposed Lot 1. The Aberdeen Board of Zoning Adjustment approved these requests at their February 10, 2022 meeting. Following discussion, Cogley moved, and Mitchell seconded to approve this request. Upon roll call, all members voting aye, the motion carried.

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

Submitted by,



Amanda Kamphuis
Planning Commission Secretary
February 15, 2022