

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**February 21, 2023**

The City Planning Commission was called to order by Chairman Marske. Members present at roll call were Cogley, Rux, Lien, and Marske. Also present were Brett Bill, Planning & Zoning Director and Ken Hubbard, City Planner.

Rux moved, and Lien seconded, to approve the Aberdeen City Planning Commission Minutes of January 21, 2023, all members voting aye, the motion carried.

OPEN FORUM – No one was present.

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

- 1) New Land Use in a (C-1) Neighborhood Commercial District described as “Lots 11-15, Block 25, Roche’s East Side Addition to Aberdeen, in the SW¼ of Sec. 17-T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 2401 Third Ave SE – One block south of the National Guard Armory). Brett Bill stated the petitioner is requesting permission to change the land use of this property and to construct a new building to serve as a drive-thru coffee shop. New land uses and construction of new structures within the Neighborhood Commercial District require approval by the Aberdeen City Planning Commission. The Neighborhood Commercial District allows for a limited number of commercial uses conducive, and not detrimental, to a typical quiet residential district; the proposed use does not seem contrary to this. At their February 9, 2023 meeting, the Aberdeen Board of Zoning Adjustment approved a Special Exception for the operation of a drive-up window at this location. This property is currently within the High Density Residential District; therefore, the petitioner has submitted a petition to rezone to the Neighborhood Commercial District contingent on approval of the land use. Following discussion, Rux moved, and Cogley seconded, to approve with the stipulations that the accompanying Petition to Rezone to the Neighborhood Commercial District is approved and that the property is replatted into one lot. Upon roll call, all members voting aye, the motion carried.
- 2) Petition to Rezone from (R-3) High Density Residential District to (C-1) Neighborhood Commercial District described as “Lots 11-15, Block 25, Roche’s East Side Addition to Aberdeen, in the SW¼ of Sec. 17-T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 2401 Third Ave SE – One block south of the National Guard Armory). Brett Bill stated the petitioners are requesting this Petition to Rezone in order to bring the property into a district that will allow for the operation of a coffee shop. Following discussion, Cogley moved, and Lien seconded, to approve this petition. Upon roll call, all members voting aye, the motion carried.
- 3) Petition to Vacate Public R.O.W. described as “The entire 60’x640’ Poplar Drive Public R.O.W. located between Lots 5-13, Block 13 and Lots 4-12, Block 10, Wylie Park Estates Fifth Addition and the entire 60’x640’ Maple Drive Public R.O.W. located between Lots 13-21, Block 10, and Lots 2-11, Block 11, Wylie Park Estates Fifth Addition in the NW¼ Sec. 11-T123N-R64W of

the 5th P.M., Brown County, South Dakota,” (a.k.a. 1416 Poplar Drive, 1414 & 1415 Maple Drive, and 1717 Olive Drive – Undeveloped land north of Aberdeen Christian School). Brett Bill stated the petitioner is submitting this Petition to Vacate undeveloped right-of-way within a previously platted subdivision that was never developed. A new plat of this property was submitted in conjunction with this Petition to Vacate the Public R.O.W. Following discussion, Rux moved, and Cogley seconded, to approve this petition. Upon roll call, all members voting aye, the motion carried.

- 4) Preliminary and Final Plat described as “Bollen First Addition to the City of Aberdeen, in the N½ of Sec. 11-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1416 Poplar Drive, 1414 & 1415 Maple Drive, and 1717 Olive Drive – Undeveloped land north of Aberdeen Christian School). Brett Bill stated the petitioners are submitting this Preliminary and Final Plat in order to consolidate multiple undeveloped lots and vacated right-of-way to create three lots. This plat creates one lot for residential development, one for possible future conveyance or residential development, and will also facilitate the conveyance of a small portion of land to the owner of ‘Proposed Lot 3’. The petitioners were granted approval to allow the existing vegetation to remain in excess of ten inches on the undeveloped land within this addition by the Aberdeen Board of Zoning Adjustment at their January 12, 2023 meeting. Following discussion, Cogley moved, and Rux seconded, to approve with the stipulation that the petitioners install sidewalks where required in accordance with Section 46-127 of Aberdeen City Code. Upon roll call, all members voting aye, the motion carried.
- 5) Preliminary and Final Plat described as “Prospect Place First Addition to the City of Aberdeen, in the NE¼ of Sec. 19-T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1916 Prospect Ave SE and 1915 Tenth Ave SE – Approximately four blocks south of Wendy’s). Brett Bill stated the petitioners are submitting this Preliminary and Final Plat in order to combine two existing lots; this will allow the new property owner to create one condominium association for the entire property. Since this will create one lot with two primary structures, the petitioners have applied for a Special Exception for a Group Project. The Aberdeen Board of Zoning Adjustment will hear this request at their March 9, 2023 meeting. Following discussion, Lien moved, and Rux seconded, to approve with the stipulations that the petitioner is granted approval for the Special Exception for a Group Project and that sidewalks are installed where missing in accordance with Section 46-127 of Aberdeen City Code. Upon roll call, all members voting aye, the motion carried.
- 6) Petition to Vacate Public R.O.W. described as “That portion of Chandler Street Public R.O.W. commencing 419.33’ South of 132<sup>nd</sup> Street Public R.O.W. adjacent to Lots 1&4 to its’ intersection with Longtail Lane Public R.O.W., the entire Longtail Lane Public R.O.W. adjacent to Lots 2, 4-19, 28-29, and 32-36, the entire Ringneck Drive Public R.O.W. adjacent to Lots 1,30-32, 37, and 51, the entire Windsor Lane Public R.O.W. adjacent to Lots 19-28, that portion of Gooseneck Lake Road Public R.O.W. commencing 419.3’ South of 132<sup>nd</sup> Street Public R.O.W. adjacent to Lots 2-3, 16 and 42 and continuing to its point of termination, the entire Benelli Boulevard Public R.O.W. adjacent to Lots 1, 2, and 38-51, and the entire Bird Dog Drive Public R.O.W. adjacent to Lots 35 and 36, Ringneck Ridge First Subdivision to the City of Aberdeen, in the NE¼ of Sec. 15-T123N-R64W of the 5th P.M., Brown County, South Dakota, (a.k.a. Public R.O.W. within Ringneck Ridge First Subdivision – Undeveloped land west of

Rolling Hills). Brett Bill stated the petition is submitting this Petition to Vacate undeveloped right-of-way within a previously platted subdivision with the intention of replatting in conjunction with this Petition to Vacate Public R.O.W. Following discussion, Rux moved, and Cogley seconded, to approve this petition. Upon roll call, all members voting aye, the motion carried.

- 7) Preliminary and Final Plat described as “West Lake First Subdivision to the City of Aberdeen, in the NE¼ of Sec. 15-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. Former Ringneck Ridge First Subdivision – Undeveloped land west of Rolling Hills). Brett Bill stated the petitioner is requesting this Preliminary and Final Plat in order to vacate an existing, undeveloped, subdivision and incorporate the newly vacated R.O.W. to create a new subdivision. This new subdivision contains 86 new lots for single-family residences, one commercial lot, one lot for future subdivision, and one for a holding pond. The proposed lots all conform to current subdivision regulations. Following discussion, Rux moved, and Cogley seconded, to approve with the stipulation that the petitioner installs sidewalks where required in accordance with Section 46-127 of Aberdeen City Code. Upon roll call, all members voting aye, the motion carried.
- 8) Preliminary and Final Plat described as “Pine Haven Estates Third Subdivision to the City of Aberdeen, in the S½ of Sec. 7-T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1319, 1403, 1409, 1415, 1421, and 1427 Kettering Drive, 1208, 1214, 1218, 1302, 1316, 1404, 1416, and 1422 Lancelot Drive N, 1521 Heritage Circle N, and 1602 Twelfth Ave NE). Brett Bill stated the petitioners are requesting this Preliminary and Final Plat in order to reconfigure lot-lines to increase the number of lots in the subdivision and for conveyance of a portion of property. Following discussion, Lien moved, and Rux seconded, to approve with the stipulation that the petitioners install sidewalks where required in accordance with Section 46-127 of Aberdeen City Code. Upon roll call, all members voting aye, the motion carried.
- 9) Preliminary and Final Plat described as “Menards AmericInn Fourth Subdivision to the City of Aberdeen, in the SE¼ of Sec. 17-T123M-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 3824 and 3906 Third Ave SE and 316 Co. Hwy 19 S – Directly north of Menards). Brett Bill stated the petitioners are requesting this Preliminary and Final Plat in order to combine multiple underlying lots to allow for future commercial development. At their February 9, 2023 meeting, the Aberdeen Board of Zoning Adjustment approved the petitioner’s request for a Special Exception to construct mini-storage buildings and for the open storage and parking of vehicles, machinery, and similar items on this property. Following discussion, Rux moved, and Lien seconded, to approve with the stipulation that the petitioner installs sidewalks where required in accordance with Section 46-127 of Aberdeen City Code. Upon roll call, all members voting aye, the motion carried.
- 10) Ordinance to change the name of a portion of Public R.O.W. from Gooseneck Lake Rd to Harvest Rd N between 2201 & 2305 Eighth Ave NW. Brett Bill stated this ordinance is requested in order to change the name of a portion of public right-of-way to match with right-of-way that was newly dedicated by a replat of land adjacent to the south. The owners of the adjacent properties have been notified and have provided their written approval of this ordinance to change the street name from Gooseneck Lake Road to Harvest Road North. Following

discussion, Cogley moved, and Lien seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.

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

Submitted by,

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Amanda Kamphuis  
Planning Commission Secretary  
February 21, 2023