

**MINUTES
BOARD OF ZONING ADJUSTMENT
March 9, 2023**

The Board of Zoning Adjustment Meeting was held on Thursday, March 9, 2023, 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 VanDeRostyne, Fjeldheim, Babcock, Weigel, and Winter. Also present were Brett Bill, Planning & Zoning Director, Ken Hubbart, City Planner, Eric Miller, City Planner, David Dosch, Code Enforcement Officer, Paula Nelson, Code Enforcement Officer, Barry Dunlavy, Building Inspector, and Amanda Kamphuis, Board of Zoning Adjustment Secretary.

VanDeRostyne moved, and Winter seconded, to approve the Board of Zoning Adjustment Minutes of February 9, 2023, all members voting aye, the motion carried.

OPEN FORUM – No one was present.

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

OLD BUSINESS – None.

NEW BUSINESS:

- 1) Plaza Rentals, LLP requested permission, as per site plan submitted, to (1) permit a group project consisting of two 7 unit condominium buildings, which would be a Special Exception in a (R-2) Medium Density Residential Zoning District, and (2) to permit 14 units rather than the permitted 13, which would be a one unit Maximum Density Variance, and (3) to permit a group project consisting of 1.19 acres rather than the permitted 2 acres, which would be a .81acre Minimum Lot Size Variance, all on Lots 1&2, Prospect Townhome Addition, a.k.a. 1916 Prospect Avenue SE and 1915 Tenth Avenue SE. Jason Erickson of Siegel, Barnett & Schutz, LLP was present to represent the property. Following discussion, Weigel moved, and VanDeRostyne seconded, to approve with the stipulation that a plat must be approved and filed with the Register of Deed's Office. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION APPROVED. MAXIMUM DENSITY VARIANCE APPROVED. MINIMUM LOT SIZE VARIANCE APPROVED.**

- 2) Secure Storage, LLC requested permission, as per site plan submitted, to (1) permit the construction of three mini-storage buildings, which would be an Appeal to the Board of Zoning Adjustment in the (I-2) Unrestricted Industrial Zoning District, and (2) to construct a mini-storage building that is 60' wide rather than the permitted 30', which would be a 30' Maximum Width Variance, and (3) 250' long rather than the permitted 120', which would be a 130' Maximum Length Variance and (4) to construct a mini-storage building that is 35' wide rather than the permitted 30', which would be a 5' Maximum Width Variance, all on Lot 1, Secure Storage, LLC Subdivision, a.k.a. 318 First Avenue SW. Chris Gross was present to represent the property. Following discussion, Weigel moved, and VanDeRostyne seconded, to approve item #1 with the following stipulations: (1) Plans must be approved and permits obtained prior to construction, (2) All required inspections must be completed, (3) All Building and Fire Code stipulations shall apply, and (4) Special Exception for open storage granted April 14, 2022 will become void upon completion of sixth building to avoid impeding necessary access for fire apparatus. Upon roll call, all members voting aye, the motion carried. **APPEAL APPROVED.** Upon further discussion, Weigel moved, and Fjeldheim seconded, to approve items #2-4 with the stipulation that all Building and Fire Code requirements are met. Upon roll call, all members voting aye, the motion carried. **MAXIMUM WIDTH VARIANCES APPROVED. MAXIMUM LENGTH VARIANCE APPROVED.**

Chairman Babcock stepped down as Chairman for the next item and Weigel proceeded as Acting Chairman.

- 3) Skyline Development, LLC requested permission, as per site plan submitted to (1) permit the construction of three mini-storage buildings, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, and (2) to construct a mini-storage building that is 55' wide rather than the permitted 30', which would be a 25' Maximum Width Variance, and (3) to construct a mini-storage building that is 196' in length rather than the permitted 120', which would be a 76' Maximum Length Variance and (4) to construct a mini-storage building that is 196' in length rather than the permitted 120', which would be a 76' Maximum Length Variance and (5) to construct a mini-storage building that is 250' in length rather than the permitted 120', which would be a 130' Maximum Length Variance and (6) to construct three mini-storage buildings with 23' tall sidewalls rather than the permitted 16', which would be a 7' Maximum Sidewall Height Variance, all on Lot 2, Fessenden Addition, a.k.a. 2505 Eighth Avenue NE. Aaron Waldo of Quest Development and Bob Babcock of Helms & Associates were present to represent the property. Following discussion, Fjeldheim moved, and Winter seconded, to approve with the following stipulations: (1) Plans must be approved and a permit obtained prior to construction, (2) All required inspections must be completed, (3) All Building and Fire Code requirements must be met, (4) No open storage on property without Zoning Board approval, and (5) All landscaping requirements must be met, as well as maintaining the landscape buffer required by previous rezoning. Upon roll call, VanDeRostyne aye, Fjeldheim aye, Babcock abstain, Weigel aye, Winter aye (4 aye, 1 abstain), the motion carried. **SPECIAL EXCEPTION APPROVED. MAXIMUM WIDTH VARIANCE APPROVED. MAXIMUM LENGTH VARIANCES APPROVED. MAXIMUM SIDEWALL HEIGHT VARIANCE APPROVED.**

Babcock proceeded as Chairman for the remainder of the meeting.

- 4) Roman Catholic Church requested permission, as per site plan submitted, to permit the expansion of a Sacred Heart Catholic Cemetery, which would be a Special Exception in the (R-1) Low Density Residential Zoning District, all on Lot 3 Hedger's Outlots, including Vacated Lancelot Drive and Kettering Outlot A in the NE¼ Section 18-T123N-R63W, a.k.a. 125 and 220 Lancelot Drive N. Deacon Jeff Swank was present to represent the property. Following discussion, VanDeRostyne moved, and Winter seconded, to approve with the stipulation that a plat is approved and filed with the Register of Deed's Office. Upon roll call, VanDeRostyne aye, Fjeldheim abstain, Babcock aye, Weigel aye, Winter aye (4 aye, 1 abstain), the motion carried. **SPECIAL EXCEPTION APPROVED.**

OTHER BUSINESS:

- 1) Brett Bill announced that this is Amanda Kamphuis' last meeting as Board of Zoning Adjustment Secretary. She was promoted to City of Aberdeen Compliance and Records Specialist and will begin those duties on Monday, March 13th.

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

Amanda Kamphuis
Board of Zoning Adjustment Secretary
March 9, 2023