

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**March 15, 2022**

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

Schumacher moved, and Mitchell seconded, to approve the Aberdeen City Planning Commission Minutes of February 15, 2022, all members voting aye, the motion carried.

OPEN FORUM – No one was present.

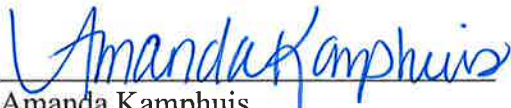
There being no old business, Chairman Marske began with new business as follows:

- 1) Rezone from (C-3) Central Business District to (R-3) High Density Residential District described as “Lot 5-6, Block 41, Thomas Addition to Aberdeen, in the NW¼ of Sec. 24-T123N-R64W of the 5th P.M., Brown County, South Dakota.” (a.k.a. 920 Main St S). Eric Miller stated the petitioner is requesting this Petition to Rezone in order to bring the property into a district that is consistent with its multifamily residential use. The petitioner recently obtained a building permit to remodel the basement unit. Following discussion, Lien moved, and Schumacher seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 2) Rezone from (C-2) Highway Commercial District to (R-3) High Density Residential District described as “Lot 1, Cambridge Addition to the City of Aberdeen, in the SW¼ of Sec. 7-T123N-R63W of the 5th P.M., Brown County, South Dakota.” (a.k.a. 1501 Eighth Ave NE). Eric Miller stated the petitioner is requesting this Petition to Rezone in order to bring the property into a district that will allow for future residential development. Following discussion, Mitchell moved, and Lien seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 3) Preliminary and Final Plat described as “Teton Development Third Subdivision to the City of Aberdeen, in the SW¼ of Sec. 17-T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota.” (a.k.a. 2727, 2803 and 2901 Sixth Ave SE). Eric Miller stated the petitioner is requesting this Preliminary and Final Plat in order to reconfigure lot lines to provide frontage for access to “Proposed Lot 3.” At their December 13, 2018 meeting, the Aberdeen Board of Zoning Adjustment granted the petitioner’s request for a variance to allow “Proposed Lot 3” to have twenty-four feet of frontage on a public R.O.W. rather than the required seventy-five feet. Following discussion, Schumacher moved, and Lien seconded, to approve with the stipulation that utility easements are maintained for the existing water and sewer main lines that run through this property. Upon roll call, all members voting aye, the motion carried.

- 4) Permission to construct a dumpster enclosure on a property in a (C-1) Neighborhood Commercial District described as “Lot 1, Premier Corner Subdivision in Aberdeen, in the NW¼ of Sec. 13-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota, (a.k.a. 223 Eighth Ave NW). Eric Miller stated the petitioner is requesting permission to construct a 13’x16’ dumpster enclosure on their property. This enclosure will contain garbage dumpsters to serve this property and the gas station adjacent to the east, located at 711 Second St N (C-Express North). A permit was issued for this work on March 9, 2022. Following discussion, Lien moved, and Schumacher seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.

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

Submitted by,



Amanda Kamphuis  
Planning Commission Secretary  
March 15, 2022