

MINUTES
ABERDEEN CITY PLANNING COMMISSION
March 16, 2021

The City Planning Commission was called to order by Chairman Dean Marske. Members present at roll call were Mitchell, Woodward, Cogley, Schumacher, and Marske. Also present were Brett Bill, Planning & Zoning Director, Eric Miller, City Planner, Ken Hubbard, City Planner, and Paula Nelson, Aberdeen City Planning Commission Secretary.

Schumacher moved and Cogley seconded to approve the Aberdeen City minutes of January 19, 2021, 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 preliminary and final plat described as “Meadowlark Acres Third Addition to **Aberdeen, in the NW ¼ of Section 22, T123N-R63W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. Directly east of the weather station on Brown County Highway 14) was submitted by Schumaker Development LLC. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to reconfigure lot lines within an existing, largely undeveloped, residential subdivision. The reconfigured lots will be larger than previously platted to make them more appealing to buyers wishing to build larger homes. Tax Increment Financing District #25 was created in conjunction with the initial platting and rezoning of this property during the first quarter of 2016 and will not be adversely affected by this replat. Following discussion Cogley moved and Woodward seconded to approve with the stipulation that any excess/unused water and sewer services are disconnected. Upon roll call, all members voting aye, the motion carried.

- 2) A preliminary and final plat described as “Helm 2nd Addition to the City of **Aberdeen, in the SW ¼ of Section 20, T123N-R63W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 1525 Roosevelt St S) was submitted by Gerald M. & Patricia R. Helm. Eric Miller stated that the petitioners are requesting this preliminary and final plat in order to subdivide their lot to create a second smaller lot for conveyance and for a new residence to be constructed on Proposed Lot 2. Following discussion Mitchell moved and Schumacher seconded to approve with the stipulations that a building permit to either construct a home or remove the existing garage on Proposed Lot 2 must be obtained prior to filing the plat with the Register of Deeds and the petitioners have sidewalks installed, where missing, along all platted rights-of-way within five years of the plat filing date or within 18 months of issuance of a building permit on this premise as required by Aberdeen City Code Sec. 46-127(1). Upon roll call, all members voting aye, the motion carried.

- 3) A preliminary and final plat described as “Tommy’s Addition to the City of **Aberdeen, in the NW ¼ of Section 24 and SW ¼ of Section 13, all in T123N-R64W** of the 5th P.M., Brown County, South Dakota,” (a.k.a. 102 & 124 Sixth Ave SW and 506 First St S) was submitted by PWS Holding 19, LLC & JOPY Inc. Eric Miller stated that the petitioners are requesting this preliminary and final plat in order to consolidate multiple underlying lots into two legal parcels. Proposed Lot 1 will contain the existing apartment building along with its parking lot. Proposed Lot 2 will be utilized for a new car wash business. The owners of Proposed Lot 2 were granted a Special Exception to operate the car wash by the Aberdeen Board of Zoning Adjustment at their December 10, 2020 meeting. Following discussion Woodward moved and Cogley seconded to approve, all members voting aye, the motion carried.

- 4) A preliminary and final plat described as “Auske Addition to the City of **Aberdeen, in the SW ¼ of Section 24, T123N-R64W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 1744 Fourth St S) was submitted by Allen A. & Denise J. Auske. Eric Miller stated that the petitioners are requesting this preliminary and final plat in order to combine multiple underlying lots into one legal parcel to allow for a garage addition to be constructed. The petitioners were granted a request by the Aberdeen Board of Zoning Adjustment for a minimum lot width variance as Proposed Lot 1 will be 55 feet wide rather than the required 60 feet. They were also granted building variances to bring the existing structures that are not in conformance with Zoning Ordinances into compliance. Following discussion Schumacher moved and Mitchell seconded to approve, all members voting aye, the motion carried.

Chairman Marske continued with other business as follows:

- 1) Brett Bill announced that this is Paula Nelson’s last meeting as Aberdeen City Planning Commission Secretary. She was promoted to City of Aberdeen Code Enforcement Officer and will began those duties on Monday March 15th.

- 2) Brett Bill introduced Amanda Kamphuis as the new Aberdeen City Planning Commission Secretary. She will begin her Planning and Zoning Administrative Assistant position on Monday March 29th.

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

Submitted by,

Paula Nelson
Planning Commission Secretary