

MINUTES
ABERDEEN CITY PLANNING COMMISSION
April 18, 2023

The City Planning Commission was called to order by Chairman Marske. Members present at roll call were Woodward, Mitchell via telephone, Schumacher, Cogley, and Marske. Also present were Brett Bill, Planning & Zoning Director, Ken Hubbart, City Planner, Amanda Kamphuis, Compliance/Records Specialist, Megan Kukowski, Economic Development Manager, and Emily Ellingson, Planning Commission Secretary.

Woodward moved, and Cogley seconded, to approve the Aberdeen City Planning Commission Minutes of March 21, 2023, 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) Preliminary and Final Plat described as “Dacotah Banks Inc 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. 12, 18 & 20 Fourth Avenue SE and 404, 410, 414, & 420 Lincoln Street South – Parking lot north of First United Methodist Church). Brett Bill stated the petitioner is submitting this Preliminary and Final Plat in order to combine multiple underlying lots into one legal parcel to allow for the development of a new parking lot. Chairman Marske called for a roll call vote. Upon roll call, Cogley aye, Woodward aye, Schumacher, abstain, Marske, aye. Mitchell, aye (4 aye, 1 abstain), the motion carried.

Mitchell left the meeting at this time.

- 2) Preliminary and Final Plat described as “TDAF Second 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. 1 Main Street North & 102 Railroad Ave SW – BNSF Depot Building and a portion of the surrounding parking lot). Brett Bill stated the petitioners are requesting this Preliminary and Final Plat in order to subdivide the property into two parcels to allow for conveyance. Following discussion, Schumacher moved, and Cogley seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 3) Preliminary and Final Plat described as “Scotty’s First Addition to the City of Aberdeen in the NW¼ of Sec. 13-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 719 Main Street North – Scotty’s Restaurant). Brett Bill stated the petitioner is submitting this Preliminary and Final Plat in order to combine multiple underlying lots into one legal parcel to allow for the construction of a walk-in cooler addition and installation of a drive thru window. Following discussion, Cogley moved, and Woodward seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.

- 4) Preliminary and Final Plat described as “Plaza Rentals Addition to the City of Aberdeen in the SW¼ of Sec. 17-T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 2401 Third Avenue SE – One block south of the National Guard Armory). Brett Bill stated the petitioner is submitting this Preliminary and Final Plat in order to combine multiple underlying lots into one legal parcel to allow for future commercial developments. Following discussion, Woodward 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.
- 5) Preliminary and Final Plat described as “Layton First Subdivision to the City of Aberdeen in the N½ of Sec. 19-T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 901 & 905 Lawson Street South – 3 blocks south of Snap Fitness). Brett Bill stated the petitioners are submitting this Preliminary and Final Plat in order to adjust a shared lot line to increase the size of the lot where they recently built a new home. Brett Bill stated the petitioners are submitting the Preliminary and Final Plat in order to adjust a shared lot line to increase the size of the lot where they recently built a new home. Following discussion, Cogley moved, and Schumacher 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.
- 6) Preliminary and Final Plat described as “Steele’s Quarter First Addition to the City of Aberdeen, in the NW¼ of the SW¼ of Sec. 16-T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 115 Brown County 19 South – approximately ½ mile south of 3M). Brett Bill stated the petitioner is requesting this Preliminary and Final Plat in order to create two new lots from an unplatted parcel to allow for future conveyance and commercial development. A resolution for annexation of this property was approved by the City Council at their March 27, 2023 meeting. The petitioner submitted a petition to rezone these lots to the Highway Commercial District in conjunction with this Preliminary and Final Plat. Following discussion, Woodward moved, and Cogley seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 7) Petition to Rezone from (I-2) Unrestricted Industrial District to (C-2) Highway Commercial District described as “Lots 1 & 2, Steele’s Quarter First Addition to the City of Aberdeen, in the NW¼ of the SW¼ of Sec. 16-T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 115 Brown County 19 South – approximately 1/2 mile south of 3M). Brett Bill stated the petitioner is requesting this petition to rezone in order to bring the property into a district that will allow for a variety of commercial development and uses. Following discussion, Schumacher moved, and Woodward seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.

- 8) Permission to install a new super graphic sign in a (C-3/R-4) Central Business District / Special Density Residential District described as “Lots 7 & 8, Block 27, 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. 423 Main Street South). Brett Bill stated the petitioner is requesting permission to install a mural on the back (east) wall of their building. This mural does not advertise the business and its value is purely artistic in nature; therefore, it is classified as a super graphic and requires City Planning Commission and City Council approval. Following discussion, Cogley moved, and Woodward seconded, to approve with the stipulations that a sign permit is obtained for the project and the super graphic sign is maintained in accordance with City Ordinance. Upon roll call, all members voting aye, the motion carried.
- 9) Tax Increment Finance District No. 39 Project Plan. (a.k.a. 3314 Congress Street North). Brett Bill stated the petitioner is requesting this Tax increment Finance District (TIF) with the intention of creating a new residential subdivision. The purpose of the IF request is to fund the necessary installation of infrastructure (water, sewer, curb, gutter, and streets) for this subdivision. These improvements will serve 66 single-family residential lots. Every lot in the new development will have the necessary curb, gutter, and streets along with access to city water and sewer. The City Finance Officer has reviewed this TIF project plan and has given it his tentative approval. The TIF No. 39 Project Plan appears to satisfy the requirements set forth by South Dakota Codified Law. Following Discussion, Cogley moved, and Woodward seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.

OTHER BUSINESS

- 1) Brett Bill announced Emily Ellingson as the new Planning Commission Secretary, and Megan Kukowski as the new Economic Development Manager.

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,

Emily Ellingson
Planning Commission Secretary
April 18, 2023