

MINUTES
ABERDEEN CITY PLANNING COMMISSION
May 16, 2023

The City Planning Commission was called to order by Chairman Marske. Members present at roll call were Woodward, Schumacher, Rux, and Marske. Also present were Brett Bill, Planning & Zoning Director, Eric Miller, City Planner, and Emily Ellingson, Planning Commission Secretary.

Schumacher moved, and Woodward seconded, to approve the Aberdeen City Planning Commission Minutes of April 18, 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) Petition Vacate Public R.O.W. described as “The entire 50’ wide Kettering Drive North public R.O.W. commencing at the north side of Eighth Avenue NE public R.O.W. and continuing north 193’ to point of termination, located adjacent to Lot 1, Cambridge Addition, Lot 3, Block 1, Heritage Estates Addition, and Lot A, Fischer-Gross 1st Northside Addition in the SW¹/₄ of Section 7-T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1501 & 1525 8th Avenue NE – undeveloped R.O.W. directly west of Rinse and Go Carwash). Eric Miller stated the petitioner is submitting this petition to vacate undeveloped public right-of-way with the intention of combining it with their adjacent property to allow for future development. Following discussion, Rux moved, and Schumacher seconded, to approve with the stipulations that the petitioners have a plat prepared to combine the vacated R.O.W. with their adjacent lots and easements must be established for any existing utilities within the R.O.W. Upon roll call, all members voting aye, the motion carried.
- 2) Preliminary and Final Plat described as “Sauerwein Third Addition to the City of Aberdeen in the SW¹/₄ of Section 7-T123N-R63W of the 5th P.M., Brown County, South Dakota,” (1501 8th Avenue NE & 821 Kettering Drive North – directly west of Rinse and Go Carwash). Eric Miller stated the petitioners are requesting this Preliminary and Final Plat in order to combine multiple underlying lots and vacated right-of-way into one legal parcel to allow for future, multi-family, residential development. This plat was submitted in conjunction with the previous agenda item requesting to vacate right of way. The petitioner was granted a Special Exceptions for a group Project to allow for three apartment buildings on ‘Proposed Lot 1’ by the Board of Zoning Adjustment at their May 11, 2023 meeting. Following discussion, Rux moved, and Woodward seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 3) Preliminary and Final Plat described as “Thares Eighth Avenue East Subdivision to the City of Aberdeen in the SW¹/₄ of Section 8-T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 2615 & 2703 8th Avenue NE – approximately 4 blocks west of the Brown County Highway Department shop). Eric Miller stated the petitioner is submitting this Preliminary and Final Plat to adjust a shared lot line to allow for future commercial development. The petitioner was granted a Special Exception to construct a mini-storage facility on ‘Proposed Lot 1A’ by the Board of Zoning Adjustment at their May 11, 2023, meeting. Following discussion, Woodward moved, and Schumacher seconded, to approve with the stipulation that sidewalks are installed in accordance with Section 46-127 of Aberdeen City Code. Upon roll call, all members voting aye, the motion carried.
- 4) Preliminary and Final Plat described as “Sayler-Swenson First Addition to the City of Aberdeen in the NW¹/₄ of Section 8-T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 2522, 2602, 2610, & 2618 Water View Drive). Eric Miller stated the petitioner is submitting this Preliminary and

Final Plat to reconfigure lot lines creating three larger lots from the four previously platted lots. This will allow for conveyance and future residential development. Following discussion, Schumacher moved, and Rux seconded, to approve with the stipulation that sidewalks are installed in accordance with Section 46-127 of Aberdeen City Code. Upon roll call, all members voting aye, the motion carried.

- 5) Permission to plant and maintain native grass in excess of 10” in height in an (I-1) Industrial Park District described as “The NW¼ of Section 16-T123N-R63W of the 5th P.M., except Lot 1, Brown County 19 Pond Second Addition and except railroad and road right of ways, Brown County, South Dakota,” (610 Brown County Highway 19 North – 3M). Eric Miller stated the petitioners are requesting permission to convert the undeveloped land to the south and east of their factory to native grasses that may grow in excess of the 10” maximum height allowed under City Code. This land previously was utilized as an agricultural field, but 3M policy changes no longer permit this land to be farmed. Changes in land use within the Industrial Park District require City Planning Commission approval prior to the change. At their May 11, 2023 meeting, the Board of Zoning adjustment approved the petitioner’s appeal to allow for the planting and maintenance of grasses and vegetation exceeding 10” of height. Following discussion, Rux moved, and Woodward seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 6) Ordinance amending the Zoning Regulations of the Aberdeen City Code regarding multi-use storage facilities. Eric Miller stated this ordinance is requested in order to amend the Aberdeen City Code by creating a definition and use conditions for multi-use storage facilities, commonly referred to as business condos. This amendment adds mini-storage and multi-use storage facilities to the list of permitted land uses within the Unrestricted Industrial District and as a Special Exception within the Highway Commercial District. Additionally, the maximum dimensional restrictions of these structures have been removed. These changes will encourage growth and make development of properties within the Unrestricted Industrial and Highway Commercial Districts easier. Following discussion, Schumacher moved, and Woodward seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 7) New Land Use in a (C-1) Neighborhood Commercial District described as The south ½ of Lot 6, Block 35, Thomas Addition to Aberdeen and the south 2’3” of Lot 1, Anna Kavens Subdivision of Lot 6, Block 35, Thomas Addition to the City of Aberdeen, in the NW¼ of Section 24-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1124 Washington Street South – directly north of NSU Wolves Memorial Suites). Eric Miller stated the petitioner is requesting permission to change the land use of this property to open a new restaurant and install new signage. New Land uses and the associated installation of signage within the Neighborhood Commercial District require approval by the 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. Following discussion, Schumacher moved, and Woodward seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.

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

Submitted by,

Emily Ellingson
Planning Commission Secretary
May 16, 2023