

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**May 18, 2021**

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

Lien moved and Woodward seconded to approve the Aberdeen City Minutes of April 20, 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 petition to rezone from (I-2) Unrestricted Industrial Districted & (C-3/R-4) Central Business/Special Density Residential District to (1-2) Unrestricted Industrial District described as **“Erdmann 1st Subdivision to the City of Aberdeen, in the SW ¼ of Section 13, T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota.”** (a.k.a. 302 Fourth Street South) was submitted by Ronald and Karen Erdmann. Eric Miller stated the petitioners are requesting this petition to rezone in order to eliminate the split zoning that was created as a result of replatting the parcel. At their January 14, 2021 meeting, the Aberdeen Board of Zoning Adjustment approved the petitioners request for a Special Exception to allow for the open storage of campers, trailers and automobiles at this property with the stipulation that this property be replatted and rezoned. Following discussion, Mitchell moved and Schumacher seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as **“Sovereign Grace Church Subdivision to Aberdeen, in the SW ¼ of Section 6, T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota.”** (a.k.a. 901 Twenty-Fourth Avenue SE) was submitted by Sovereign Grace Church. Eric Miller stated the petitioner is requesting this Preliminary and Final Plat in order to create two lots from one larger parcel to allow for future conveyance. This plat will create separate lots for the existing church and residence. Following discussion, Lien moved and Woodward seconded to approve with the stipulations that required off-street parking is created for future uses on Proposed Lot 1 and sidewalks are installed, where missing along all platted rights-of-way, as required by Aberdeen City Code Sec. 46-127. Upon roll call, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as **“Stacy Harty First Addition to the City of Aberdeen, in the NE ¼ of Section 13, T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota.”** (a.k.a. 424 Jay Street N) was submitted by Stacy Harty. Eric Miller stated the petitioner is requesting this Preliminary and Final Plat in order to combine multiple underlying lots to allow for a residential addition to be constructed. Following discussion, Schumacher moved and Mitchell seconded to approve, all members voting aye, the motion carried.
- 4) A preliminary and final plat described as **“Holtey First Addition to the City of Aberdeen, in the SE ¼ of Section 6, T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota.”** (a.k.a. 2405 Roosevelt Street N) was submitted by Troy and Tonya Holtey. Eric Miller stated the petitioners are requesting this Preliminary and Final Plat in order to subdivide a larger lot into three smaller parcels to allow for future conveyance and residential development. Troy Holtey was present to represent the property. Following discussion, Woodward moved and Lien seconded to approve with the stipulation that sidewalks are installed, where missing along all platted rights-of-way, as required by Aberdeen City

Code Sec. 46-127. Upon roll call, all members voting aye, the motion carried.

- 5) A preliminary and final plat described as “HAPI 2021-2 Subdivision to the City of **Aberdeen, in the NE ¼ of Section 13, T123N-R64W of the 5<sup>th</sup> P.M.**, Brown County, South Dakota.” (a.k.a. 407 Penn Street N) was submitted by Homes Are Possible Inc. Eric Miller stated the petitioner is requesting this Preliminary and Final Plat in order to combine multiple underlying lots into one legal parcel to allow for residential development and future conveyance. Following discussion, Lien moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 6) A preliminary and final plat described as “American News First Subdivision to the City of **Aberdeen, in the SW ¼ of Section 13, T123N-R64W of the 5<sup>th</sup> P.M.**, Brown County, South Dakota.” (a.k.a. 124 Second Street S) was submitted by Gatehouse Media South Dakota Holdings Inc. Eric Miller stated the petitioner is requesting this Preliminary and Final Plat in order to consolidate the underlying lots and create three separate legal parcels to allow for future conveyance. Following discussion, Mitchell moved and Schumacher seconded to approve, all members voting aye, the motion carried.
- 7) A permission to install 8 windows in a home located in a (C-3) Central Business District described as “Lot 2, Beckley’s **Subdivision to the City of Aberdeen, in the NW ¼ of Section 24, T123N-R64W of the 5<sup>th</sup> P.M.**, Brown County, South Dakota.” (a.k.a. 20 Tenth Avenue SE) was submitted by Sharon Senger. Eric Miller stated the petitioner is requesting permission to install eight same-size windows in her house, which is located in the Central Business District. Since this is regular maintenance and does not structurally alter or expand the structure, a permit was issued for this work prior to approval on April 1, 2021. Following discussion, Schumacher moved and Lien seconded to approve, all members voting aye, the motion carried.
- 8) A recommendation of Approval and Adoption, by the City Council, of an Ordinance Amending the Aberdeen City Code regarding the issuance of local medical cannabis establishment permits and/or licenses was submitted by the City of Aberdeen Planning and Zoning Department. Brett Bill stated the City Planning and Zoning Department staff and the City Attorney have prepared an ordinance amending the Aberdeen City Code regarding the issuance of local medical cannabis establishment permits and/or licenses. This ordinance amendment is being recommended in order to provide a short term or stopgap ordinance that will provide time for the City to analyze and evaluate the impacts of medical cannabis establishments and propose regulations regarding those establishments. The South Dakota Department of Health has yet to promulgate regulations governing medical cannabis and the Planning and Zoning Department staff feel that it is inappropriate for the City to issue a local permit or license to a medical cannabis establishment until the State of South Dakota has set some type of standard or regulation for medical cannabis establishments. Staff feel that this ordinance is reasonable to preserve the status quo and prevent significant investment pending any studies or subsequent proposed regulations. Following discussion, Schumacher moved and Lien seconded to approve, all members voting aye, the motion carried.

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

Submitted by,

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Amanda Kamphuis  
Planning Commission Secretary  
May 18, 2021