

MINUTES
ABERDEEN CITY PLANNING COMMISSION
May 19, 2020

The City Planning Commission was called to order by Acting Chairman Ward Schumacher. Members present at roll call were Mettler, Woodward, Mitchell, & Schumacher. Absent were Cogley, Lien, and Marske. Also present was Brett Bill, Planning & Zoning Director.

Mettler moved and Woodward seconded to approve the Aberdeen City minutes of April 21, 2020, all members voting aye, the motion carried.

OPEN FORUM - No one was present.

There being no old business Acting Chairman Schumacher began with new business as follows:

- 1) Permission to construct a new building on a lot located within the City Commercial Historic District for property described as “**Lot 1, Malchow’s First Addition to the City of Aberdeen, in the SW ¼ of Section 13, T123N-R64W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 506 Main St S) was submitted by Aberdeen Development Corporation. Mike Bockorny of the Aberdeen Development Corporation was present to represent the property. Brett Bill stated that the petitioner is requesting permission to construct a new office building on a lot located within the City Commercial Historic District. The proposed building will not meet the required zero property line setback as required by ordinance and were granted approval from the Aberdeen Board of Zoning Adjustment at their May 14, 2020 meeting. The State Historic Preservation Officer (SHPO) has determined this project meets the standards for new construction within a historic district. Following discussion Woodward moved and Mitchell seconded to approve with the stipulation that if substantial changes are made to the 50% schematic design when the petitioner applies for a building permit, further review by city staff, the State Historic Preservation Officer, and this board would need to occur. Upon roll call, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “**The Refuge Retreats Addition to the City of Aberdeen, in the NE ¼ of Section 18, T123N-R63W, Brown County, South Dakota,**” (a.k.a. 1708 8th Ave NE, 602 & 711 Lancelot Drive North, and 1717, 1719, 1721, 1723, 1725, & 1727 Arthur’s Court) was submitted by The Refuge Retreats, LLC. Attorneys Adam Altman, Rod Tobin, and Jason Erickson were present to represent the property. Brett Bill stated that the petitioner has submitted this preliminary plat with the intention of creating a reduced maintenance housing development. This development will have 56 rentable town homes, a clubhouse, and walking path. Following discussion Mitchell moved and Mettler seconded to approve with the stipulation that a permanent access easement for levee access is maintained and that this easement will need to loop connecting to the right-of-way on both the north and south ends. Development of any kind including, but not limited to: fences, sheds, irrigation, landscaping,

gardens, etc. will not be allowed within this easement. Upon roll call, all members voting aye, the motion carried.

- 3) Tax Increment Finance District No. 32 Project Plan described as “The Refuge **Retreats Addition to the City of Aberdeen, in the NE ¼ of Section 18, T123N-R63W**, Brown County, South Dakota,” (a.k.a. 1708 8th Ave NE, 602 & 711 Lancelot Drive North, and 1717, 1719, 1721, 1723, 1725, & 1727 Arthur’s Court) was submitted by The Refuge Retreats, LLC. Attorneys Adam Altman, Rod Tobin, and Jason Erickson were present to represent the property. Brett Bill stated that the petitioner has submitted this Tax Increment Finance District (TIF) with the intention of creating a reduced maintenance housing development. The purpose of the TIF is to fund the necessary installation of infrastructure (water, sewer, curb, gutter, sidewalks, and streets) for this subdivision. These improvements will serve the 56 rental units within the development. 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. 32 Project Plan appears to satisfy the requirements set forth by South Dakota Codified Law. Following discussion Woodward moved and Mettler seconded to approve, all members voting aye, the motion carried.
- 4) A preliminary and final plat described as “Wood’s Third Addition to the City of **Aberdeen, in the NE ¼ of Section 23, T123N-R64W of the 5th P.M.**,” Brown County, South Dakota,” (a.k.a. 640 Ninth Ave SW & 619 Eighth St S) was submitted by Wagner Holdings, LLC. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to adjust the shared property line to the south. At their December 12, 2019 meeting, the Aberdeen Board of Zoning Adjustment granted the petitioner’s appeal to construct three 30’ x 120’ mini-storage buildings on Proposed Lot 1. Following discussion Woodward moved and Mitchell seconded to approve with the stipulation that the petitioners have sidewalks installed, where missing, along all platted rights-of-way within five years of the plat filing date. Upon roll call, all members voting aye, the motion carried.
- 5) A preliminary and final plat described as “Shawn & Chanda Boesl Addition to the **City of Aberdeen, in the NW ¼ of Section 22, T123N-R63W of the 5th P.M.**,” Brown County, South Dakota,” (a.k.a. 5002 & 5008 Kingfisher Ave SE) was submitted by Chanda & Shawn Boesl. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to combine two lots into one larger parcel to allow for the construction of a new single family residence. This plat is the same as the previous iteration titled “Boesl Addition to the City of Aberdeen” that was acted on and approved at the April 21, 2020 City Planning Commission meeting. The surveyor needed to change the plat title as there was already a plat titled “Boesl Addition” filed with the Register of Deeds elsewhere in the County. Following discussion Mitchell moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 6) Permission to construct an addition to a structure in an (I-1) Industrial Park

District located at 610 Brown County Highway 19 North was submitted by Minnesota Mining & Manufacturing Company (3M). Brett Bill stated that the petitioner is requesting permission to begin Phase 2 of an addition to their manufacturing plant. This property is located in the Industrial Park District; therefore, it requires approval from the Planning Commission before work may commence. Phase 1 was approved at the April 21, 2020 Planning Commission meeting. Following discussion Woodward moved and Mettler seconded to approve, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary