

MINUTES
ABERDEEN CITY PLANNING COMMISSION
June 15, 2021

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

Schumacher moved, and Cogley seconded, to approve the Aberdeen City Minutes of May 18, 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 “Sixth & Washington SW Addition to the City of Aberdeen, in the NW¹/₄ of Section 24, T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 120 & 124 Sixth Ave SE and 610 Washington St S) was submitted by THE, LLC. 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 future commercial development. The petitioner submitted a Petition to Rezone this parcel in conjunction with this plat. Rob Tobin was present to represent the request. Cogley moved, and Schumacher seconded, to approve with the stipulation that the accompanying Petition to Rezone this property is also approved. Upon roll call, all members voting aye, the motion carried.
- 2) A Petition to Rezone from (C-3/R-4) Central Business/Special Density Residential District & (R-3) High Density Residential District to (C-3/R-4) Central Business/Special Density Residential District described as “Proposed Lot 1, Sixth & Washington SW Addition to the City of Aberdeen, in the NW¹/₄ of Section 24, T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 120 & 124 Sixth Ave SE and 610 Washington St S) was submitted by THE, LLC. 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. Rob Tobin was present to represent the request. Cogley moved, and Woodward seconded, to approve this Petition, all members voting aye, the motion carried.
- 3) A Petition to Rezone from (C-2) Highway Commercial District to (R-3) High Density Residential District described as “Lot 6, Gage’s First Replat of Lots 1 to 12, Block 43, Bennett & Thomas Addition to North Aberdeen, in the NW¹/₄ of Section 13, T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 507 Second St N) was submitted by THE, LLC. Eric Miller stated the petitioner is requesting this Petition to Rezone in order to bring the property into a district that allows for residential uses. This is currently a vacant lot; the petitioner intends to move a home from another property to this location. Rob Tobin was present to represent the request. Mitchell moved, and Schumacher seconded, to approve this Petition, all members voting aye, the motion carried.
- 4) A Preliminary and Final Plat described as “Aberdeen Schools Addition to Mrs. O’Leary’s Rearrangement of Block 47 of West Aberdeen, in the SE¹/₄ of Section 14, T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 419 & 421 Tenth St S) was submitted

by Donald & Jolene Bonn. 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 the conveyance of the property and for the future construction of a parking lot to serve Lincoln Elementary School. A Special Exception to construct a parking lot was granted by the Aberdeen Board of Zoning Adjustment at their April 8, 2021 meeting. Cogley moved, and Woodward 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,

Amanda Kamphuis
Planning Commission Secretary
June 15, 2021