

MINUTES
ABERDEEN CITY PLANNING COMMISSION
June 21, 2022

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

Cogley moved, and Woodward seconded, to approve the Aberdeen City Planning Commission Minutes of May 17, 2022, 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 “JBR Development First Addition to the City of Aberdeen, in the E½ of Sec. 13-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 9 Penn Street N). Eric Miller stated the petitioner is requesting this Preliminary and Final Plat in order to combine multiple underlying lots and previously vacated public right-of-way into one legal parcel to allow for future commercial development. Woodward moved, and Schumacher seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 2) Preliminary and Final Plat described as “Secure Storage LLC Subdivision 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. 318 First Avenue SW). Eric Miller stated the petitioner is requesting this Preliminary and Final Plat in order to subdivide one large parcel into two lots. This will allow for commercial development on Proposed Lot 1 and future conveyance and commercial development on Proposed Lot 2. The Aberdeen Board of Zoning Adjustment granted approval to construct four mini-storage buildings and to allow for open rental storage of vehicles on Proposed Lot 1 at their April 14, 2022 meeting. Cogley moved, and Woodward seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 3) Petition to Vacate Public R.O.W. described as “The entire 16’x135’ public alley right-of-way adjacent to the East of the South 135’ of Lot 1, Hagerty and Lloyd’s Seventh Subdivision, in the SE¼ of Sec. 13-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 6 State Street S). Heath Johnson with the YMCA Board was present to represent the property. Eric Miller stated the petitioner is submitting this Petition to Vacate unused public alley right-of-way with the intention of combining it with their adjacent property to allow for the future expansion of the existing playground and parking areas. Schumacher moved, and Woodward seconded, to approve with the stipulations that the petitioner submits a plat to combine the vacated alley with their adjacent property and a utility easement is created for any utilities located within the vacated alley. Upon roll call, all members voting aye, the motion carried.

- 4) Petition to Vacate Public R.O.W. described as “The North 25’ of the West 33.97’ of Olive Drive Public R.O.W., adjacent to Lot B2, Village Bowl First Addition to the City of Aberdeen, in the SW¼ of Sec. 11-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1021 Olive Dr). Rob Tobin was present to represent the property. Eric Miller stated the petitioner is submitting this Petition to Vacate unused public right-of-way with the intention to combine it with their adjacent property that is currently being developed. A replat of this property was submitted in conjunction with this Petition to Vacate Public R.O.W. Woodward moved, and Schumacher seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 5) Preliminary and Final Plat described as “Lee Park Storage First Subdivision to the City of Aberdeen, in the SW¼ of Sec. 11-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1021 Olive Dr and 1016 Fifth Avenue NW). Rod Tobin was present to represent the property. Eric Miller stated the petitioner is requesting this Preliminary and Final Plat in order to reconfigure lot lines to allow for commercial development. This reconfiguration enlarges Proposed Lot 2 to allow for their proposed mini-storage buildings to fit within the boundaries of this lot. The petitioners were granted a Special Exception to construct three mini-storage buildings on Proposed Lot 2 by the Aberdeen Board of Zoning Adjustment at their June 9, 2022 meeting. Cogley moved, and Woodward seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 6) Preliminary and Final Plat described as “Seitz Eagle Second Addition to the City of Aberdeen, in the NW¼ of Sec. 23-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1401 & 1423 Sixth Avenue SW). Eric Miller stated the petitioner is requesting this Preliminary and Final Plat in order to adjust the shared lot lines to the east to allow for future conveyance and commercial development. Cogley moved, and Woodward seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 7) Petition to Rezone from (C-2) Highway Commercial District to (M) Municipal, State, and County Use District described as “Lots 2 & 3, Lee Park Addition to the City of Aberdeen, in the SW¼ of Sec. 11-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1115 & 1127 Olive Dr). Eric Miller 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 municipal uses without exception. These lots are currently utilized as parking for Lee Park Golf Course. Woodward moved, and Schumacher 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 Cogley seconded, to adjourn the meeting, all members voting aye, the motion carried.

Submitted by,

Amanda Kamphuis
Planning Commission Secretary
June 21, 2022