

MINUTES
ABERDEEN CITY PLANNING COMMISSION
July 18, 2023

The City Planning Commission was called to order by Acting Chairman Ward Schumacher. Members present at roll call were Mitchell, Schumacher, Rux, and Marske called via teleconference. Also present were Brett Bill, Planning & Zoning Director, Ken Hubbart, City Planner, and Emily Ellingson, Planning Commission Secretary.

Rux moved, and Mitchell seconded, to approve the Aberdeen City Planning Commission Minutes of June 20, 2023, 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) Preliminary and Final Plat described as “Kevin and Ann Parsons First Subdivision to the City of Aberdeen in the SE¼ of Section 12-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (1306 Lloyd Street North – One block south of North Highland United Methodist Church). Brett Bill stated the petitioners are submitting this Preliminary and Final Plat in order to combine multiple underlying lots to allow for the construction of a detached garage. Following discussion, Rux moved, and Marske seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 2) Preliminary and Final Plat described as “JAS First Subdivision to the City of Aberdeen in the NE¼ of Section 13-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (108 & 110 Arch Street North – Directly east of Roncalli Primary School). Brett Bill stated the petitioners are requesting this Preliminary and Final Plat in order to combine multiple underlying lots to create two legal parcels to facilitate the conveyance of a portion of land. These two lots do not meet the 50’ minimum width for the High Density Residential District; therefore, the petitioners applied for and were granted lot width variances by the Board of Zoning adjustment at their May 11, 2023 meeting. Following discussion, Mitchell moved, and Rux seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 3) Preliminary and Final Plat described as “Mullis Addition to the City of Aberdeen in the SE¼ of Section 13-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (412 & 418 First Avenue SE – One half block east of Central Park). Brett Bill stated the petitioners are submitting this Preliminary and Final Plat in order to combine multiple underlying lots to create one legal parcel to allow for future residential development. Following discussion, Rux moved, and Mitchell seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 4) Permission to install a new super graphic sign in an (I-2) Unrestricted Industrial District described as “Lot 4, Plaza West I Subdivision of the City of Aberdeen, in the SE¼ of Sec. 14-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (423 Fifth Street South – One half block north of the White House Inn). Brett Bill stated the petitioner is requesting permission to paint a 14’x150’ mural on the west wall of their building.

This mural does not advertise the business and its value is purely artistic in nature; therefore, it is classified as a super graphic and requires City Planning Commission and City Council approval. Following discussion, Rux moved, and Marske seconded, to approve with the stipulations that a sign permit is obtained for the project and the super graphic sign is maintained in accordance with the City Ordinance. Upon roll call, all members voting aye, the motion carried.

OTHER BUSINESS

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

Submitted by,

Emily Ellingson
Planning Commission Secretary
July 18, 2023