

MINUTES
ABERDEEN CITY PLANNING COMMISSION
July 19, 2022

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

Schumacher moved, and Woodward seconded, to approve the Aberdeen City Planning Commission Minutes of June 21, 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 “M and B Jepsen Addition to the City of Aberdeen, in the SE¼ of Sec. 13-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 319 First Ave SE). Brett Bill stated the petitioners are 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 the residential remodel of an existing structure. The petitioners were granted a Special Exception to allow for a residential use in an Unrestricted Industrial District by the Aberdeen Board of Zoning Adjustment at their April 14, 2022 meeting. A stipulation of that approval was that the property was to be replatted to combine the underlying lots and vacated right-of-way. Following discussion, Mitchell moved, and Woodward seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.

Board Member, Kim Lien, entered the meeting.

- 2) Preliminary and Final Plat described as “Dakotaland Subdivision in Aberdeen, in the N½ of Sec. 24-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 224 Sixth Ave SE and 611 Washington St S). Brett Bill 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 on “Proposed Lot 1”. The petitioner has indicated that they intend to utilize “Proposed Lot 2” as a parking lot. Following discussion, Woodward 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 “Zeller Overpass Addition to the City of Aberdeen, in the NW¼ of Sec. 13-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 101 Third St N). Brett Bill stated the petitioners are 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 possible future conveyance and commercial development. The petitioners were granted a Special Exception to allow for the open storage of fill material and construction equipment at this location by the Aberdeen Board of Zoning Adjustment at their May 12, 2022 meeting. A stipulation of that approval was that the property was to be replatted to combine the underlying lots and vacated right-of-way. Following discussion, Rux moved, and Mitchell seconded, to approve with the stipulation that the petitioners install sidewalks within five years of the plat filing date in accordance with Section 46-127(2) of the Aberdeen City Code. Upon roll call, all members voting aye, the motion carried.

- 4) Petition to Rezone from (R-2) Medium Density Residential District to (C-2) Highway Commercial District described as “Lots 1 & 2, Fessenden Addition in the SW¼ of Sec. 8-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 2403 & 2505 Eighth Ave NE). Brett Bill stated the petitioner is requesting this Petition to Rezone in order to bring the property into a district that will allow for potential commercial development. Following discussion, Woodward moved, and Rux seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 5) Preliminary and Final Plat described as “Kastigar-Garrett First Addition to the City of Aberdeen, in the S½ of Sec. 18-T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 313 & 317 Park Ave SE). Brett Bill stated the petitioners are requesting this Preliminary and Final Plat in order to adjust their shared lot-line to allow for conveyance of a portion of property. Following discussion, Lien moved, and Schumacher seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 6) Preliminary and Final Plat described as “Pine Haven Estates Second Subdivision to the City of Aberdeen, in the S½ of Sec. 7-T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1202, 1210, 1218 & 1302 Kettering Drive). Brett Bill stated the petitioners are requesting this Preliminary and Final Plat in order to adjust their shared lot-lines to allow for conveyance for a portion of the property. Following discussion, Woodward moved, and Rux seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 7) Tax Increment Finance District No. 39 Project Plan. This item was withdrawn by petitioner prior to the meeting.

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

Submitted by,

Amanda Kamphuis
Planning Commission Secretary
July 19, 2022