

MINUTES
ABERDEEN CITY PLANNING COMMISSION
July 21, 2020

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

Cogley moved and Woodward seconded to approve the Aberdeen City minutes of June 16, 2020, 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 “Weber Northside Sinclair Subdivision in **Aberdeen, in the NW ¼ of Section 13, T123N-R64W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 208 Second St N and 114 Second Ave NW) was submitted by Randall & Betty Weber. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to combine multiple underlying lots into one legal parcel. The petitioners were granted a Special Exception for the open storage of vehicles at this location by the Aberdeen Board of Zoning Adjustment at their November 18, 2018 meeting. That Board stipulated that this entire property must be platted into one lot. Following discussion Schumacher moved and Lien seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “Refuge Retreats Addition to the City of **Aberdeen, in the NE ¼ of Section 18, T123N-R63W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 1706 & 1708 Eighth Ave NE, 602 & 711 Lancelot Dr N, and 1717, 1719, 1721, 1723, 1725, & 1727 Arthur’s Ct) was submitted by Dakota Funeral Homes, Inc., The Refuge Retreats, LLC, and The City of Aberdeen. Brett Bill stated that the petitioners have resubmitted this preliminary and final plat because there has been a street name change (Guinevere Court was renamed Queen Court) and there was a change in ownership names. The intention of this platting is to create a reduced maintenance housing development. This development will have 56 rentable town homes, a clubhouse, and walking path. Additionally, this plat creates a new lot which contains an existing sanitary sewer lift station and includes a lot where Carlsen Funeral Home is located. Following discussion Cogley moved and Woodward seconded to approve with the stipulation that the access easement shown on the plat for levee access is maintained in perpetuity. Development of any kind including, but not limited to: fences, sheds, irrigation, landscaping, gardens, etc. will not be allowed within this permanent access easement. Upon roll call, all members voting aye, the motion carried.
- 3) A petition to vacate public right-of-way described as “16’ x 62’ Public Alley located between Lots 596 & 597, Morning Heights Subdivision and Lot 1,

Cortrust Bank Addition to the City of Aberdeen in the NE ¼ of Section 19, T123N-R63W of the 5th P.M., Brown County, South Dakota, (a.k.a. Public alley between 611 Wells St S and 2016 Sixth Ave SE) was submitted by Cortrust Bank. Brett Bill stated that the petitioner is submitting this petition to vacate a portion of public right-of-way with the intention of combining the right-of-way with their adjacent property in order to prepare for future commercial development. Following discussion Schumacher moved and Lien seconded to approve with the stipulation that the petitioners submit a plat that incorporates the vacated right-of-way with adjacent properties. Upon roll call, all members voting aye, the motion carried.

- 4) A preliminary and final plat described as “**Aberdeen City Shop Addition to the City of Aberdeen, in the SE ¼ of Section 14, T123N-R64W of the 5th P.M.,** Brown County, South Dakota,” (a.k.a. 902 Third Ave SW) was submitted by City of Aberdeen. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to combine multiple underlying lots with vacated public right-of-way into one legal parcel. Following discussion Lien moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 5) A preliminary and final plat described as “**Dakota Street Lift Station Addition to the City of Aberdeen, in the NE ¼ of Section 13, T123N-R64W of the 5th P.M.,** Brown County, South Dakota,” (a.k.a. 830 First Ave NE) was submitted by City of Aberdeen. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to clarify the legal description for the property. A petition to rezone this parcel to the (M) Municipal, State, and County Use District was submitted in conjunction with this plat. Following discussion Cogley moved and Schumacher seconded to approve, all members voting aye, the motion carried.
- 6) A petition to rezone from (I-2) Unrestricted Industrial District to (M) Municipal, State, and County Use District for property described as “**Dakota Street Lift Station Addition to The City of Aberdeen, in the NE ¼ of Section 13, T123N-R64W of the 5th P.M.,** Brown County, South Dakota,” (a.k.a. 830 First Ave NE) was submitted by City of Aberdeen. Brett Bill said that the petitioner is requesting permission to rezone in order to bring the property into a zoning district that is more consistent with its current use. Following discussion Cogley moved and Mettler seconded to approve, all members voting aye, the motion carried.
- 7) Permission to construct several structures in an (I-1) Industrial Park District at 610 Brown County Highway 19 N was submitted by (3M) Minnesota Mining & Manufacturing Company. Brett Bill stated that the petitioner is requesting permission to begin work on two projects. The proposed construction will include silos to store resin and three air chilled coolers. This property is located in an Industrial Park District and therefore requires City Planning Commission approval before work can commence. Following discussion Schumacher moved and Woodward seconded to approve, all members voting aye, the motion carried.

Chairman Marske continued with other business:

- 1) Brett Bill introduced Joe Gaa as new City Manager.

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

Submitted by,

Paula Nelson
Planning Commission Secretary