

MINUTES
ABERDEEN CITY PLANNING COMMISSION
August 15, 2023

The City Planning Commission was called to order by Chairman Dean Marske. Members present at roll call were Mitchell, Woodward, Rux, and Marske. Also present were Brett Bill, Planning & Zoning Director, Ken Hubbard, City Planner, Eric Miller, City Planner and Emily Ellingson, Planning Commission Secretary.

Rux moved, and Mitchell seconded, to approve the Aberdeen City Planning Commission Minutes of July 18, 2023, 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) Petition to Vacate Public R.O.W. described as “The 10’ wide public alley R.O.W. commencing at the east side of Second Street north public R.O.W. and continuing 349.85’ east adjacent to Lots 1 & 2, Chow Main Railroad Yard Subdivision and Outlot 4, Howard & Hedger’s Outlots, then expanding to a 30’ wide Public Alley R.O.W. and continuing east 144.6’ adjacent to Lot 2, Chow Main Railroad Yard Subdivision & Outlot 3, Howard & Hedger Outlots in the SW¼ of Section 13-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (15, 109, & 117 First Avenue NW and 9 Main Street North – Undeveloped Alley R.O.W. 1 block north of the BNSF Depot). Eric Miller stated the petitioners are submitting this petition to vacate undeveloped public right-of-way with the intention of combining it with their adjacent property. Following discussion, Woodward moved, and Rux seconded, to approve with the stipulations that the petitioners have a plat prepared to combine the vacated R.O.W. with their adjacent lots and easements must be established for any existing utilities within the R.O.W. Upon roll call, all members voting aye, the motion carried.
- 2) Preliminary and Final Plat described as “Goldade First Addition to the City of Aberdeen in the NE¼ of Section 13-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (124 Lloyd Street North & 710 Second Avenue NE – One block north of Schwan’s Recreation). Eric Miller 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 further residential development. Following discussion, Mitchell moved, and Woodward seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 3) Preliminary and Final Plat described as “Brown County Commissioner’s Fifth Subdivision to the City of Aberdeen in the NW¼ of Section 19-T123N-R63W of the 5th P.M., Brown County, South Dakota,” (1118 Aldrich Street South – One block east of Moccasin Creek Softball Complex). Eric Miller stated the petitioners are submitting this Preliminary and Final Plat in order to combine multiple underlying lots to allow for future conveyance and residential development. Following discussion, Woodward moved, and Rux seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 4) Preliminary and Final described as “Brown County Commissioner’s Sixth Subdivision to the City of Aberdeen in the NE¼ of Section 13-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (605 Arch Street North – Three blocks south of Manor Park). Eric Miller stated the petitioner is submitting this Preliminary and Final Plat in order to combine multiple underlying lots to allow for future conveyance and residential development. At their August 10, 2023 meeting, the Board of Zoning Adjustment granted the petitioner’s request for a lot size variance on this property as it does not meet the 50’ minimum lot width requirement for this zoning district. Rux moved, and Woodward seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.

OTHER BUSINESS

- 1) Brett Bill announced that this would be his last meeting and thanked the board for everything over the years.

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,

Emily Ellingson
Planning Commission Secretary
August 15, 2023