

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**September 20, 2022**

The City Planning Commission was called to order by Acting Chairman Schumacher. Members present at roll call were Schumacher, Mitchell, Woodward, Lien, and Cogley. Also present were Brett Bill, Planning & Zoning Director, and Eric Miller, City Planner.

Lien moved, and Woodward seconded, to approve the Aberdeen City Planning Commission Minutes of August 16, 2022, 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 “Pop’s Bayou Mama’s Consolidation Subdivision to the City of Aberdeen, in the NE¼ of Sec. 13-T123N-64W of the 5th P.M., Brown County, South Dakota” (a.k.a. 120 State Street N). Following discussion, Woodward moved, and Cogley seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 2) Preliminary and Final Plat described as “Wolfsong 1st Consolidation Subdivision 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. 802 Twelfth Street S – two block south of Pit Crew Row Tire & Oil Change Center). Following discussion, Cogley moved, and Mitchell seconded, to approve with the stipulation that the petitioner installs sidewalks where missing in accordance with Section 46-127 of Aberdeen City Code. Upon roll call, all members voting aye, the motion carried.
- 3) Tax Increment Finance District No. 36 Project Plan. This item was withdrawn prior to the meeting and will be heard at the December 20<sup>th</sup>, 2022 meeting.
- 4) Preliminary and Final Plat described as “Robertson-Schlangen First 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. 409 Arch Street S – one block west of Avera St. Luke’s Hospital). Following discussion, Cogley moved, and Lien seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 5) Rezone from (C-3) Central Business District to (R-3) High Density Residential District described as “Lot 1, Howard & Hedger First Rearrangement of Lots 11-12, Block 4, North Aberdeen Addition, in the NW¼ of Sec. 13-T123N-R64W of the 5th P.M., Brown County, South Dakota” (a.k.a. 110 Second Ave NE – one block northeast of Natural Abundance Food Co-Op). Following discussion, Lien 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 “Sauerwein Second Addition to the City of Aberdeen, in the SW¼ of Sec. 7-T123N-R63W of the 5th P.M., Brown County, South Dakota” (a.k.a. 812, 816, 822 & 902 High Street N – one block north of Landmark Gospel Church). Following discussion, Mitchell moved, and Cogley seconded, to approve with the stipulation that the petitioner installs sidewalks where missing in accordance with Section 46-127 of Aberdeen City Code. Upon roll call, all members voting aye, the motion carried.

- 7) Preliminary and Final Plat described as “Blum First Addition to the City of Aberdeen, in the NW¼ of Sec. 25-T123N-R64W of the 5th P.M., Brown County, South Dakota” (a.k.a. 1801 & 1805 Eisenhower Circle – two blocks west of Parkview Nursery). Following discussion, Cogley moved, and Lien seconded, to approve with the stipulation that the petitioner installs sidewalks where missing in accordance with Section 46-127 of Aberdeen City Code. Upon roll call, all members voting aye, the motion carried.
- 8) Rezone from (R-2/R-4) Medium Density Residential District/Special Density Residential District to (C-1) Neighborhood Commercial District described as “Lot 1, Blum First Addition to the City of Aberdeen, in the NW¼ of Sec. 25-T123N-R64W of the 5th P.M., Brown County, South Dakota” (a.k.a. 1801 Eisenhower Cir. – two blocks west of Parkview Nursery). Following discussion, Cogley moved, and Woodward seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 9) Preliminary and Final Plat described as “Suedmeier Sixth Avenue Addition to the City of Aberdeen, in the SE¼ of Sec. 14-T123N-R64W of the 5th P.M., Brown County, South Dakota” (a.k.a. 610 Sixth Avenue SW – north of Mardian Scrap Recycling). Following discussion, Lien moved, and Mitchell seconded, to approve with the stipulation that the petitioner installs sidewalks where missing in accordance with Section 46-127 of Aberdeen City Code. Upon roll call, all members voting aye, the motion carried.
- 10) Preliminary and Final Plat described as “Hagerty and Lloyds Ninth Subdivision 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. 513, 517, & 523 First Avenue SE; 6 & 10 State Street S; and 414 Railroad Ave SE – YMCA Daycare). Following discussion, Cogley moved, and Mitchell seconded, to approve with the stipulation that existing structures located at 414 Railroad Avenue SE and 10 State Street S are removed prior to future development. Upon roll call, all members voting aye, the motion carried.
- 11) Preliminary and Final Plat described as “L&M Rentals Subdivision 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. 610 Sixteenth Street S – west of Campbell’s Town and Country). Following discussion, Woodward moved, and Cogley seconded, to approve with the stipulation that the petitioner installs sidewalks where missing in accordance with Section 46-127 of Aberdeen City Code. Upon roll call, all members voting aye, the motion carried.

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

Submitted by,

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Amanda Kamphuis  
Planning Commission Secretary  
September 20, 2022