

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**September 21, 2021**

The City Planning Commission was called to order by Chairman Dean Marske. Members present at roll call were Marske, Schumacher, Mitchell, Woodward, Cogley, and Lien. Also present were Joe Gaa, City Manager, Ron Wager, City Attorney, Ken Hubbart, City Planner, Eric Miller, City Planner, and Amanda Kamphuis, Aberdeen City Planning Commission Secretary.

Schumacher moved, and Lien seconded, to approve the Aberdeen City Planning Commission Minutes of August 17, 2021, 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) A recommendation of Approval and Adoption, by the City Council, of an Ordinance Amending the Aberdeen City Code regarding cannabis establishments. Ron Wager stated the City Planning and Zoning Department staff and the City Attorney have prepared an ordinance amending the Aberdeen City Code regarding the location of medical cannabis establishments and the issuance of local medical cannabis establishments permits and/or licenses. This ordinance amendment is being recommended in order to provide for areas within the City of Aberdeen where medical cannabis establishments may be located. These types of establishments are defined as, cannabis cultivation facilities, cannabis dispensaries, cannabis manufacturing facilities, and cannabis testing facilities. Staff feel that this Ordinance is reasonable in order to provide areas in which cannabis establishments may be located while still preserving the integrity of residential zoning districts. During discussion Woodward questioned whether the separation from certain existing uses was measured between structures or between lot lines. Staff advised separation should be measured from lot line to lot line and suggested the language referencing this separation should be clarified. Following discussion, Cogley moved, and Schumacher seconded, to approve with the stipulation that Section 60-362(d) is amended to clarify the required separation distances are measured lot line to lot line. Upon roll call, all members voting aye, the motion carried.
- 2) Tax Increment Finance District No. 33 Project Plan described as “Lot 1, Citizens Building Addition to the City of Aberdeen, in the SW<sup>1</sup>/<sub>4</sub> of Section 13-T123N-R64W of the 5th P.M., Brown County, South Dakota.” (a.k.a. 202 Main St. S) was submitted by Friends and Citizens, LLC. Attorneys Rod Tobin and Jason Erickson and Spencer Sommers from Co-Op Architecture were present to represent the property. Joe Gaa stated that the purpose of this TIF is to fund internal infrastructure improvements, professional engineering and finance costs necessary to redevelop and repurpose the Citizens Building located at 202 Main Street S. The redevelopment and repurposing will consist of 8 floor levels, containing 40 residential rental units, 2 commercial/retail rental units, basement with storage area for tenants and a rooftop patio area. As infrastructure

leading to the building is already in place, substantially all of the improvements will be interior demolition, construction and reconstruction, renovation, along with installation of an elevator to make the structure compliant with the Americans with Disabilities Act. The City Finance Officer has reviewed this TIF Project Plan and has given its tentative approval. The TIF No. 33 Project Plan appears to satisfy the requirements set forth by South Dakota Codified Law. Following discussion, Cogley moved, and Mitchell seconded, to approve with the following stipulation that the district boundaries are reduced to an area that will create an adequate tax incremental base value for the project, but still leave a base value for any future Tax Increment Finance Districts within the downtown area. Upon roll call, all members voting aye, the motion carried.

- 3) Tax Increment Finance District No. 34 Project Plan described as “Lot B-2, Village Bowl First Addition to the City of Aberdeen, in the SW¼ of Section 11-T123N-R64W, Brown County, South Dakota.” (a.k.a. 1021 Olive Dr.) was submitted by Lee Park Storage, LLC. Attorney Rod Tobin was present to represent this property. Joe Gaa stated that the purpose of this TIF is to fund improvements, engineering and finance costs necessary to develop the land and construct a cold storage unit complex. The development will consist of three 12,000 sq. ft. buildings, housing individual cold storage units. Staff believes that the utilization of TIF dollars is not appropriate for a project that does not create jobs, additional housing, or the redevelopment/revitalization of downtown, therefore, staff does not support this TIF request. The TIF No. 34 Project Plan appears to satisfy the requirements set forth by South Dakota Codified Law. Following discussion, Cogley moved, and Woodward seconded, to deny this request. Upon roll call, Lien aye, Cogley nay, Woodward aye, Mitchell nay, Schumacher nay, and Marske nay (2 aye, 4 nay), the motion failed. Following further discussion, Cogley moved, and Mitchell seconded, to approve. Upon roll call, all members voting aye, the motion carried.
- 4) A Preliminary and Final Plat described as “Village Bowl First Addition to the City of Aberdeen in the SW¼ of Section 11-T123N-R64W of the 5th P.M., Brown County, South Dakota.” (a.k.a. 1021 Olive Dr., 1121 Olive Dr., 1314 Eighth Ave NW and 1016 Fifth Ave NW) was submitted by Olive Drive Rentals, LLC and Skyline Recreation, Inc. Eric Miller stated the petitioner is requesting this Preliminary and Final Plat in order to reconfigure lot lines to allow for conveyance and future commercial development. A Project Plan for Tax Increment Finance District 34 was submitted in conjunction with this Plat, with the intention of helping to fund the development of “Proposed Lot B2” with mini-storage buildings. At their April 8, 2021 meeting, the Aberdeen Board of Zoning Adjustment granted a Special Exception to allow for the construction of three mini-storage buildings at this location. “Proposed Lot A” has 50’ of frontage rather than the required 75’; therefore, the petitioner has submitted an application for a lot size variance to the Aberdeen Board of Zoning Adjustment. This request will be acted upon at their October 14, 2021 meeting. Following discussion, Mitchell moved, and Cogley seconded to approve with the following stipulations: 1) sidewalks are installed, where missing along all platted rights of way, as required by Aberdeen City Code Sec. 46-127, and 2) a lot size variance must be approved by the Aberdeen Board of Zoning Adjustment prior to plat being filed. Upon roll call, all members voting aye, the motion carried.

- 5) A Preliminary and Final Plat described as “Teton Development Second Subdivision to the City of Aberdeen in the SW¼ of Section 17-T123N-R63W of the 5th P.M., Brown County, South Dakota.” (a.k.a. 2719 and 2727 Sixth Ave SE) was submitted by Teton Development LLC. Eric Miller stated the petitioner is requesting this Preliminary and Final Plat in order to reconfigure lot lines to create two front lots and one larger rear lot for future commercial development. At their December 13, 2018 meeting, the Aberdeen Board of Zoning Adjustment granted the petitioner’s request for a variance to allow “Proposed Lot 1A” to have zero feet of frontage on a public right-of-way rather than the required 75’. Following discussion, Lien moved, and Woodward seconded, to approve. Upon roll call, all members voting aye, the motion carried.

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

Submitted by,

---

Amanda Kamphuis  
Planning Commission Secretary  
September 21, 2021