

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**October 19, 2021**

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

Woodward moved, and Lien seconded, to approve the Aberdeen City Planning Commission Minutes of September 21, 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 New Land Use in a (C-1) Neighborhood Commercial Zoning District described as “Lots 1 & 2, Block 3, Replat of Gorder’s Fourth Addition to Aberdeen, in the NW¼ of Section 25-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota.” (a.k.a. 1801 Eisenhower Cir) was submitted by Dominika Blum – Akcent Lounge Teahouse. Dominika and John Blum were present to represent the property. Eric Miller stated the petitioners are requesting permission to operate a teahouse at this location, which pending approval, would be rezoned to the (C-1) Neighborhood Commercial District. New land uses within the Neighborhood Commercial District requires approval by the Aberdeen City Planning Commission. The Neighborhood Commercial District allows for a limited number of commercial uses conducive and not detrimental to a typical quiet residential district; the proposed use does not seem contrary to this. Following discussion, Woodward moved, and Schumacher seconded, to approve with the stipulation that the property should be platted into one lot and rezoned into the (C-1) Neighborhood Commercial District. Upon roll call, all members voting aye, the motion carried.
- 2) A Tax Increment Finance District No. 35 Project Plan described as “Dakota Estate Third Subdivision to Aberdeen, in the SW ¼ of Section 6-T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota.” (a.k.a. 915 & 916 Villa Dr and 1022 Twenty-Seventh Ave NE) was submitted by Purple Cow Properties, LLC, Forte of Aberdeen, LLC, and Dakota Estates III, LLC. Nate Stencil of Stencil Group was present to represent the property. Eric Miller stated the petitioners have submitted this Tax Increment Finance District (TIF) with the intention of creating a large multi-family apartment complex. This development will consist of two multi-family structures with 172 total units and two smaller lots intended for future residential development. The purpose of the TIF is to help fund the necessary installation of infrastructure (water, sewer, curb, gutter, sidewalks, and streets) for this subdivision. These improvements will serve the residents residing within the development with the necessary curb, gutter, sidewalks, and streets along with access to city water and sewer. The City Finance Officer has reviewed this TIF project plan and has given it his tentative approval. The TIF 35 Project Plan appears to satisfy the requirements set forth by South Dakota Codified Law. Following

discussion, Schumacher moved, and Lien seconded, to approve with the stipulation that the developer supplies City staff with an amended copy of ‘Schedule 1’ showing a more detailed list of actual project costs prior to the creation of this TIF district. Upon roll call, all members voting aye, the motion carried.

- 3) A Permission to Work on a Structure in a (C-1/R-4) Neighborhood Commercial Zoning District/Special Density Residential District described as “Lots 16-18, Block 5, Hagerty & Lloyd 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. 724 Kline Street N) was submitted by Ed and Mark Rieger. Eric Miller stated the petitioner is requesting permission to remodel this structure which is located in a (C-1/R-4) Neighborhood Commercial/Special Density Residential District. This project will remodel an unused commercial space into two additional apartment units and will meet all applicable building and zoning requirements. A permit was issued for this work September 22, 2021. Following discussion, Lien moved, and Woodward seconded, to approve. Upon roll call, all members voting aye, the motion carried.
- 4) A Preliminary and Final Plat described as “Mother Joseph Manor Addition to the City of Aberdeen in the SE ¼ of Section 12-T123N-R64W of the 5th P.M., Brown County, South Dakota.” (a.k.a. 1002 Jay Street N) was submitted by Avera St. Luke’s Hospital. Eric Miller stated the petitioner is requesting this Preliminary and Final Plat to facilitate the construction of an addition to an existing facility. At their April 4, 2019 meeting, the Aberdeen Board of Zoning Adjustment granted the petitioner’s request for a setback variance on this addition. This plat also indicates the newly created utility and access easements that were required as a part of this project. This plat was previously approved at the August 17, 2021 Aberdeen City Planning Commission meeting. After approval, the plat title was changed so it was deemed necessary to present the new plat for approval. Following discussion, Schumacher moved, and Woodward seconded, to approve. Upon roll call, all members voting aye, the motion carried.

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

Submitted by,

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Amanda Kamphuis  
Planning Commission Secretary  
October 19, 2021