

**BOARD OF ZONING ADJUSTMENT**  
**June 14, 2012**

The Board of Zoning Adjustment Meeting was held on Thursday, June 14, 2012 in the City Hall 3<sup>rd</sup> Floor Courtroom, Aberdeen, South Dakota with Babcock presiding as Chairman. Chairman Babcock called the meeting to order. Members present at roll call were Babcock, Sikkink, Kezar, VanDeRostyne, and Weigel. Also present were Ken Hubbart, City Planner, John Stoll, City Planner, Chad Nilson, Building Inspector, Barry Dunlavy, Building Inspector, Mike Olson, Code Enforcement Officer, and Paula Nelson, Board of Zoning Adjustment Secretary.

Sikkink moved and Kezar seconded to approve the Board of Zoning Adjustment minutes of May 10, 2012, all members voting aye, the motion carried.

Chairman Babcock began with new business as follows:

- 1) Kaylee Herreid requested permission, as per site plan submitted, to permit the operation of a daycare as a home occupation, which would be a Special Exception in a (R-3) High Density Residential Zoning District, all on Lot 4, Narregang's Second Resubdivision of Lots 7-10, Block 46, Second Addition, a.k.a. 316 Eighth Avenue SW. Kaylee Herreid was present to represent the property. Following discussion Sikkink moved and Weigel seconded to approve with the following stipulations: 1) Any provided yard/play area must be maintained as a fenced in area prior to providing outdoor play, 2) All applicable state regulations must be met, 3) No more than one individual other than the owner, may work at the daycare at one time, 4) Pending notification that the applicant and members of the household have not been rejected by the state due to abuse or neglect, 5) A floor plan must be submitted for review showing the location used for childcare, 6) Age range of children, the number of children and hours of operation must be submitted, 7) This special exception is for the owner, as long as she/he is the owner/operator of the proposed use, 8) Announced and unannounced inspections must be permitted by operator, 9) The operator must schedule a home inspection with the Building Inspection Department and/or the Fire Marshal in order to verify that Building and Fire Code requirements are met, and any required changes or modifications must be made, and 10) Owner/operator and any employees must be licensed with the City of Aberdeen. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION APPROVED.**
  
- 2) Bethany Wigdahl requested permission, as per site plan submitted, to permit the operation of a daycare as a home occupation, which would be a Special Exception in a (R-2) Medium Density Residential Zoning District, all on Lot 27, Block 2, Homes Are Possible Seventh Subdivision, a.k.a. 1208 Plum Lane. Bethany Wigdahl was present to represent the property. Following discussion VanDeRostyne moved and Kezar seconded to approve with the following stipulations: 1) Any provided yard/play area must be maintained as a fenced in area prior to providing outdoor play, 2) All applicable state regulations must be met, 3) No more than one individual other than the owner, may work at the daycare at one time, 4) Pending notification that the applicant and members of the household have not been rejected by the state due to abuse or neglect, 5) A floor plan must be submitted for review showing the

location used for childcare, 6) Age range of children, the number of children and hours of operation must be submitted, 7) This special exception is for the owner, as long as she/he is the owner/operator of the proposed use, 8) Announced and unannounced inspections must be permitted by operator, 9) The operator must schedule a home inspection with the Building Inspection Department and/or the Fire Marshal in order to verify that Building and Fire Code requirements are met, and any required changes or modifications must be made, and 10) Owner/operator and any employees must be licensed with the City of Aberdeen. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION APPROVED.**

- 3) Tara Hunstad requested permission, as per site plan submitted, to permit the operation of a daycare as a home occupation, which would be a Special Exception in a (R-3) High Density Residential Zoning District, all on The West 2' of Lot 7 and Lot 8, Block 4, Draeger's & Yeager's Addition, a.k.a. 1309 Third Avenue SE. Tara Hunstad was present to represent the property. Following discussion Kezar moved and Weigel seconded to approve with the following stipulations: 1) Any provided yard/play area must be maintained as a fenced in area prior to the operation of this daycare commencing, 2) All applicable state regulations must be met, 3) No more than one individual other than the owner, may work at the daycare at one time, 4) Pending notification that the applicant and members of the household have not been rejected by the state due to abuse or neglect, 5) A floor plan must be submitted for review showing the location used for childcare, 6) Age range of children, the number of children and hours of operation must be submitted, 7) This special exception is for the owner, as long as she/he is the owner/operator of the proposed use, 8) Announced and unannounced inspections must be permitted by operator, 9) The operator must schedule a home inspection with the Building Inspection Department and/or the Fire Marshal in order to verify that Building and Fire Code requirements are met, and any required changes or modifications must be made, 10) Owner/operator and any employees must be licensed with the City of Aberdeen, and 11) Illegal sign must be removed or brought into compliance immediately. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION APPROVED.**
- 4) David Eckert requested permission, as per site plan submitted, for existing detached garage to remain 2' from the North property line rather than the required 5', which would be a 3' Building Variance, all on Lot 10, Block 21, Simmon's First Addition, a.k.a. 1616 Main Street S. David Eckert was present to represent the property. Following discussion Weigel moved and VanDeRostyne seconded to approve with the stipulation that if the garage is replaced or substantially repaired it must meet setbacks. Upon roll call, all members voting aye, the motion carried. **BUILDING VARIANCE APPROVED.**
- 5) Brandon and Sheri Engleking requested permission, as per site plan submitted, for existing residence to remain 21' from the South property line rather than the required 25', which would be a 4' Building Variance and 3' from the North property line rather than the required 20', which would be a 17' Building Variance in order to construct a front deck that will meet all required setbacks, all on The South 72' of Lot 7 and strip on West side of Block 30, Thomas Addition, a.k.a. 203 Eighth Avenue SE. Brandon Engleking was present to represent the property. Following discussion Kezar moved and VanDeRostyne seconded to approve with the following stipulations: 1) Plans must be submitted for review and a permit must be

- obtained prior to work commencing, 2) Property pins must be located for inspection and setbacks must be verified, and 3) All required inspections must be completed. Upon roll call, all members voting aye, the motion carried. **BUILDING VARIANCES APPROVED.**
- 6) Aberdeen GSRS, LLC requested permission, as per site plan submitted, to construct a hotel that will be 52' in height rather than the permitted 45', which would be a 7' Maximum Height Variance, all on Lot 1, Lafayette Park Third Subdivision, a.k.a. 402 Norwood Street S. David Mohn of Huff Construction was present to represent the property. Ken Hubbart stated that the FAA has already determined there is no issue with the proposed height. Following discussion Sikkink moved and Kezar seconded to approve, all members voting aye, the motion carried. **MAXIMUM HEIGHT VARIANCE APPROVED.**
- 7) Josh Fettig requested permission, as per site plan submitted, for existing residence to remain 10' from the South property line rather than the permitted 15', which would be a 5' Building Variance in order to construct a 20'x28' addition on North side of residence that will meet all required setbacks, all on Lot 1, Malsam Addition, a.k.a. 203 Jackson Street N. Josh Fettig was present to represent the property. Following discussion Weigel moved and VanDeRostyne seconded to approve with the following stipulations: 1) Plans must be submitted for review and a permit must be obtained prior to work commencing, 2) Property pins must be located for inspection and setbacks must be verified, and 3) All required inspections must be completed. Upon roll call, all members voting aye, the motion carried. **BUILDING VARIANCE APPROVED.**
- 8) Pierson Ford requested permission, as per site plan submitted, to construct an accessory structure that is not aesthetically similar to the primary structure, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 3, Auto Plaza Addition, a.k.a. 701 Auto Plaza Drive. Tom Barber of Pierson Ford and Dave Mohn was present to represent the property. Following discussion VanDeRostyne moved and Kezar seconded to deny, all members voting nay, the motion failed. Following further discussion Sikkink moved and VanDeRostyne seconded to approve with the following stipulations: 1) Plans must be submitted for review and a permit must be obtained prior to work commencing, 2) Property pins must be located for inspection and setbacks must be verified, and 3) All required inspections must be completed. Upon roll call, all members voting aye, the motion carried. **APPEAL APPROVED.**
- 9) Shaun Mathiason requested permission, as per site plan submitted, to construct a detached garage that is 528sf, rather than the permitted 525sf, which would be a 3sf Building Variance, all on Lot 1, Diver's First Rearrangement, a.k.a. 418 Fourth Street S. Shaun Mathiason was present to represent the property. Following discussion Kezar moved and VanDeRostyne seconded to approve with the following stipulations: 1) Plans must be submitted for review and a permit must be obtained prior to work commencing, 2) Property pins must be located for inspection and setbacks must be verified, and 3) All required inspections must be completed. Upon roll call, all members voting aye, the motion carried. **BUILDING VARIANCE APPROVED.**

- 10) Bridgestone/Firestone North American Tire, LLC. requested permission, as per site plan submitted, for existing freestanding sign to remain 9' from the North property line rather than the required 10', which would be a 1' Building Variance in order to add additional sign panel, all on Lot 1, Firestone Addition, a.k.a. 622 Sixth Avenue SE. Rod Mack of Service Signs was present to represent the property. Following discussion Weigel moved and Sikkink seconded to approve, all members voting aye, the motion carried. **SIGN VARIANCE APPROVED.**
  
- 11) Roby Johnson requested permission, as per site plan submitted, for 1) existing residence to remain 7.5' from the South property line rather than the required 10', which would be a 2.5' Building Variance and 12' from the North property line rather than the required 15', which would be a 3' Building Variance in order to construct a deck that will meet all required setbacks and 2) to construct a 24'x27' detached garage 5' from the North property line rather than the required 35', which would be a 30' Setback Variance, all on the North 75' of Lots 1-6, Block 4, Corrected Plat of Highlands, a.k.a. 1123 Third Street N. Dave Mazzie was present to represent the property. Following discussion Kezar moved and VanDeRostyne seconded to approve agenda item #1, all members voting aye, the motion carried. **BUILDING VARIANCES APPROVED.** Following further discussion Kezar moved and VanDeRostyne seconded to deny agenda item #2, all members voting aye, the motion carried. Following further discussion Kezar moved and Babcock seconded to approve agenda item #2 as amended: permission to construct a 24' x 27' detached garage 20' from the North property line rather than the required 35', which would be a 15' Setback Variance with the following stipulations: 1) Plans must be submitted for review and a permit must be obtained prior to work commencing, 2) Property pins must be located for inspection and setbacks must be verified, 3) All required inspections must be completed, and 4) Property must be replatted prior to any permit being issued. Upon roll call, all members voting aye, the motion carried. **SETBACK VARIANCE APPROVED.**
  
- 12) Border States Paving requested permission to operate a temporary asphalt batch plant, which would be an Appeal to the Board of Zoning Adjustment in the (A-1) Agricultural Zoning District, all on NW¼ Sect. 2-T123N-R64W, except Road and Land Deeded, a.k.a. 1415 130<sup>th</sup> Street NW. Jason Wettles of Border States Paving was present to represent the property. Following discussion Weigel moved and Kezar seconded to approve with the following stipulations: 1) Property must be maintained in a neat and orderly manner, and 2) Property must be restored upon completion; all stockpiles removed, seeded for vegetation, etc. by September 30, 2012. Upon roll call, all members voting aye, the motion carried. **APPEAL APPROVED.**
  
- 13) Victor B. Fischbach and William K. Sauck, Jr. requested permission, as per site plan submitted, to permit the open storage, parking or sale of vehicles, machinery and trailers, building materials and supplies, which would be an Appeal to the Board of Zoning Adjustment in the (R-3) High Density Residential Zoning District, all on Lots 688-689, Morning Heights Subdivision in the N½ Sect. 19-T123N-R63W, a.k.a. 630 Roosevelt Street S. Victor Fischbach, William Sauck, Jr. & Matt Hagebock, Manager of Graham Tire, were present to represent the property. Following discussion Kezar moved and Sikkink seconded to approve with the following stipulations: 1) Property must be successfully rezoned to (C-2)

- Highway Commercial District, 2) Property must be maintained in a neat and orderly manner at all times, 3) No junk, unlicensed or inoperable vehicles may be stored on this site, 4) This special exception is for merchandise available for sale at this location (vehicles for sale by owner, etc.), 5) Tires must be treated for mosquitoes, 6) All fire code requirements for separation must be met, 7) An opaque fence must be installed along South & West property lines, and 8) Landscape requirements must be met as applicable. Upon roll call, all members voting aye, the motion carried. **APPEAL APPROVED.**
- 14) Mark Alan, Inc. requested permission, as per site plan submitted, to permit the operation of a temporary fireworks stand within the zoning jurisdiction of the City of Aberdeen, which would be a Special Exception, all on Lot 1, Browning First Addition, NW¼ Sect. 22-T123N-R64W, a.k.a. 717 385<sup>th</sup> Avenue. Mark and Gigi Browning were present to represent the property. Following discussion Kezar moved and VanDeRostyne seconded to approve with the following stipulations: 1) All Fire Marshal requirements must be met, and 2) All signage must be permitted with the Planning & Zoning Office. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION APPROVED.**
- 15) Ryan and Carrie Olson requested permission, as per site plan submitted, to construct a deck 1' from the South property line rather than the required 5', which would be a 4' Building Variance, all on the North 25' of Lot 864 and South 20' of Lot 865, Morning Heights Extended Addition, a.k.a. 1107 Aldrich Street S. Ryan and Carrie Olson were present to represent the property. Following discussion VanDeRostyne moved and Kezar seconded to deny, all members voting aye, the motion carried. Following further discussion Kezar moved and Babcock seconded to approve as amended: permission to construct a deck 2' from the South property line rather than the required 5', which would be a 3' building variance with the following stipulations: 1) Plans must be submitted for review and a permit must be obtained prior to work commencing, 2) Property pins must be located for inspection and setbacks must be verified, 3) All required inspections must be completed, 4) Deck cannot be tied to garage since they have different footings, and 5) All fire rated construction requirements must be met. Upon roll call, all members voting aye, the motion carried. **BUILDING VARIANCE APPROVED.**
- 16) Paul R. Meyers requested permission to 1) permit an operation and maintenance terminal for trucks and related large equipment, which would be a Special Exception in an (A-1) Agricultural Zoning District, and 2) to permit the open storage of vehicles and machinery, which would be a Special Exception and 3) to permit the construction of a rail spur with loading and unloading facility, which would be a Special Exception, all on Luke's Farm Outlot 2, in the N½ Sect. 13-T123N-R63W, a.k.a. 39375 132<sup>nd</sup> Street. Paul Meyers was present to represent the property. Following discussion Kezar moved and VanDeRostyne seconded to deny. Following discussion Paul Meyer withdrew his request in its entirety. This rendered the motion on the floor moot, and action was neither required nor taken.

- 17) Daniel Higgins and Park Village Mobile Home Court requested permission, as per site plan submitted, for 1) existing mobile home to remain 18.5' from mobile home to the South rather than the required 20', which would be a 1.5' Building Variance and 17.4' from the mobile home to the North rather than the required 20', which would be a 2.6' Building Variance in order to 2) construct 12.3'x12.2' addition 14'9" from mobile home to South rather than the required 20', which would be a 5'3" Building Variance, all on Lot 1, Park Village Mobile Home Court Addition, Lot # 109, a.k.a. 1623 Tenth Avenue SW #109. Daniel Higgins was present to represent the property. Following discussion Kezar moved and Weigel seconded to approve agenda item #1, all members voting aye, the motion carried. **BUILDING VARIANCES APPROVED.** Following further discussion Weigel moved and Babcock seconded to deny agenda item #2. Upon roll call, all members voting aye, the motion carried. **BUILDING VARIANCE DENIED.**
- 18) Stu Gulden and Kit Donley requested permission, as per site plan submitted, to permit the operation of a temporary fireworks stand within the zoning jurisdiction of the City of Aberdeen, which would be a Special Exception, all on Lot 1, Gulden's First Subdivision, NE¼ Sect. 22-T123N-R64W, a.k.a. 2203 Highway 12 W. Stu Gulden was present to represent the property. Following discussion Kezar moved and VanDeRostyne seconded to approve with the following stipulations: 1) All Fire Marshal requirements must be met, 2) All signage must be permitted with the Planning & Zoning Office, and 3) This temporary structure must be removed from the lot upon the completion of fireworks sale dates. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION APPROVED.**
- 19) Chris Sylte requested permission, as per site plan submitted, to 1) to permit the construction of 14 total units rather than the permitted 13.65, which would be a .35 unit Variance, and 2) to permit the construction of a 7 unit building 25' from the South property line rather than the permitted 35', which would be a 10' Building Variance, all on Lot 1, Kuhfeld's First Addition, a.k.a. 1916 Prospect Avenue SE. Loren Bowers, John Kokales of Quest Construction, and Attorney Rod Tobin were present to represent the property. Following discussion Kezar moved and VanDeRostyne seconded to approve agenda item #1 with the following stipulations: 1) Plans must be submitted for review and a permit must be obtained prior to work commencing, 2) Property pins must be located for inspection and setbacks must be verified, and 3) All required inspections must be completed. Upon roll call, all members voting aye, the motion carried. **BUILDING VARIANCE APPROVED.** Following further discussion Sikkink moved and Kezar seconded to approve agenda item #2, all members voting aye, the motion carried. **BUILDING VARIANCE APPROVED.**
- 20) Lew and Dan Raderschadt requested permission, as per site plan submitted, to 1) permit the construction of an off-premise sign as an accessory land use, which would be an Appeal to the Board of Zoning Adjustment, and 2) to replace existing 8'x28' off-premise sign with a 10'x40' off-premise sign, rather than the permitted 150sf on-premise freestanding sign, which would be a 250sf freestanding sign variance, all on Lot 5, East Highway 12 Addition, NE¼ Sect. 22-T123N-R63W, a.k.a. 5990 Highway 12 East. Dan Raderschadt and Attorney Rod Tobin were present to represent the property. Following discussion VanDeRostyne moved and Kezar seconded to deny agenda item #1, all members voting aye, the motion carried. **APPEAL DENIED.** Following further discussion Weigel moved and Sikkink seconded to deny agenda

item #2, all members voting aye, the motion carried. **FREESTANDING SIGN VARIANCE DENIED.**

- 21) Jeffrey Hieb requested permission, as per site plan submitted, to permit the open storage, sale and display of boats, boat docks, boat lifts and pontoon trailers on a property in an (I-2) Unrestricted Industrial Zoning District, all on Lots 7-12, Block 39, Bennett & Thomas Addition, a.k.a. 102 Third Street N. Jeffrey Hieb was present to represent the property. Following discussion VanDeRostyne moved and Kezar seconded to deny, all members voting nay, the motion failed. Following further discussion Sikkink moved and Kezar seconded to approve with the following stipulations: 1) Property must be cleaned up before September 1, 2012, 2) All junk vehicles currently on the property must be in compliance with the ordinance or be removed from the open areas of the property. Junk vehicles include; unlicensed, inoperable, vehicle bodies, disassembled parts and inoperable mechanical machines, 3) The different types of vehicles and machines include; cars, trucks, tractors, boats, motors, snowmobiles, lawnmowers and other similar machines, 4) All merchandise and inventory now being stored off premise or in the right-of-way must be removed and properly stored at 102 North 3<sup>rd</sup> Street, 5) The mobile home on the east side of the building must be removed from the property, 6) The piles of old wood, loose metal and metal parts and tires must be properly stored or removed from the property, 7) The current sign on the east property line must be properly maintained as it is in violation for deterioration, 8) Property maintenance must be provided to the building's exterior which would include all of the wood siding and trim being replaced or painted, 9) The snowmobile on top of the building must be removed, 10) All broken or missing windows must be repaired or replaced, 11) Code Enforcement is issuing a notice and order (unrelated to this request) to the owner Ron Wagner and Jeff Hieb concerning these issues with a final compliance date of September 1, 2012, 12) Special Exception is for Jeffrey Hieb only, as long as he is the owner/operator of proposed use, and 13) No storage may occur within 35' corner visibility triangles at all intersections. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION APPROVED.**
- 22) Mohr's Fencing, Inc. requested permission, as per site plan submitted, to permit the operation of a temporary fireworks stand within the zoning jurisdiction of the City of Aberdeen, which would be a Special Exception, all on Lot 1, East Highway 12 Addition, NE¼ Sect. 22-T123N-R63W, a.k.a. 5750 Highway 12 East. Chris Scott was present to represent the property. Following discussion VanDeRostyne moved and Kezar seconded to approve with the following stipulations: 1) Must meet all Fire Marshal requirements, and 2) Any signage must be permitted with the Planning & Zoning Office. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION APPROVED.**
- 23) Darwin and Kyra Kern requested permission, as per site plan submitted, to permit the operation of a home occupation in an accessory structure rather than in the permitted primary structure, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1, Melcher's Subdivision and South 456.6' of Lot 7, in the NE¼ Sect. 34-T124N-R64W, a.k.a. 12949 386<sup>th</sup> Avenue. Kyra Kern was present to represent the property. Following discussion Sikkink moved and Kezar seconded to approve with the following stipulations: 1) There shall be no change to outside appearance of property, and 2) Must abide by all other applicable

Home Occupation Ordinances. Upon roll call, all members voting aye, the motion carried.  
**APPEAL APPROVED.**

- 24) Todd and Barb Rosebrock requested permission, as per site plan submitted, to 1) construct an accessory structure that is not aesthetically similar to the primary structure, which would be an Appeal to the Board of Zoning Adjustment, and 2) to construct a 26'x34' accessory structure 5' from West property line rather than the required 10', which would be a 5' Building Variance and 3) 5' from the North property line rather than the required 10', which would be a 5' Building Variance, all on Lot 6 and the Triangular Piece in SW corner of Lot 7, Block 2, Fifth Addition to Highland North Addition, a.k.a. 1803 Jay Street N. Todd Rosebrock and Corbin Veal were present to represent the property. Following discussion Sikkink moved and Kezar seconded to approve agenda item #1 with the following stipulations: 1) Property must be replatted prior to construction, 2) Plans must be submitted for review and a permit must be obtained prior to work commencing, 3) Property pins must be located for inspection and setbacks must be verified, and 4) All required inspections must be completed. Upon roll call, all members voting aye, the motion carried. **APPEAL APPROVED.** Following further discussion VanDeRostyne moved and Kezar seconded to approve agenda items #2 and #3, all members voting aye, the motion carried. **BUILDING VARIANCES APPROVED.**
- 25) Lew Raderschadt requested permission, as per site plan submitted, to permit the operation of a temporary fireworks stand within the zoning jurisdiction of the City of Aberdeen, which would be a Special Exception, all on Lot 10 and the 330' South of the North 330' West of the East 36' of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  Sect. 22-T123N-R64W, a.k.a. West of Starlite Motors. Dan Raderschadt was present to represent the property. Following discussion VanDeRostyne moved and Kezar seconded to approve with the following stipulations: 1) Property must be platted into one parcel, 2) Property must be rezoned to (C-2) Highway Commercial District, 3) Fire Marshal stipulations must be met, 4) If the "hoop barn" structure is to be used, plans must be submitted and a permit obtained prior to it being erected on this site, and 5) Any signage must be permitted with the Planning & Zoning Office. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION APPROVED.**
- 26) CWD Real Estate, LLC. requested permission, as per site plan submitted, to 1) operate a truck maintenance terminal, which would be a Special Exception in a (I-2) Unrestricted Industrial Zoning District and 2) to permit the construction of storage units, which would be an Appeal to the Board of Zoning Adjustment, and 3) to construct storage units that are 50' in width rather than the permitted 30', which would be a 20' Maximum Width Variance, and 4) 40' in width rather than the required 30', which would be a 10' Maximum Width Variance, all on Lot 1, Mardian Fourth Subdivision, a.k.a. 116 Fourth Street S. Wayne Mardian was present to represent the property. Following discussion VanDeRostyne moved and Kezar seconded to approve agenda item #1 with the following stipulations: 1) Plans must be submitted for review and a permit obtained prior to work commencing, 2) Property pins must be located for inspection and setbacks must be verified, 3) All required inspections must be completed, 4) Landscape requirements must be met, 5) No outside open storage of anything, 6) Property must be maintained in a neat and orderly manner at all times, and 7) If extra bays are rented/leased to businesses, the property will be required to provide required parking. Upon roll call, all members voting aye, the motion carried. **SPECIAL**



**EXCEPTION APPROVED.** Following further discussion Kezar moved and VanDeRostyne seconded to approve agenda items #2, #3, & #4 with the following stipulations: 1) Plans must be submitted for review and a permit obtained prior to work commencing, 2) Property pins must be located for inspection and setbacks must be verified, 3) All required inspections must be completed, 4) Landscape requirements must be met, 5) No outside open storage of anything, 6) Property must be maintained in a neat and orderly manner at all times, and 7) If extra bays are rented/leased to businesses, the property will be required to provide required parking. Upon roll call, all members voting aye, the motion carried. **APPEAL AND MAXIMUM WIDTH VARIANCES APPROVED.**

- 27) Quantum Properties, LLC and Head Start requested permission, as per site plan submitted, to operate a school in an (I-2) Unrestricted Industrial Zoning District, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 2, K.O. Lee Plant First Addition, a.k.a. 1110 First Avenue SE. Tom Hopper of Head Start was present to represent the property. Following discussion Kezar moved and VanDeRostyne seconded to approve 1) Any provided yard/play area must be maintained as a fenced in area prior to providing outdoor play area. Upon roll call, all members voting aye, the motion carried. **APPEAL APPROVED.**
- 28) The City of Aberdeen requested permission, as per site plan submitted, to 1) plat a lot line between two existing attached structures on the North property line of proposed Lot 3, and South property line of proposed Lot 2, which would be two Shared Lot Line Variances, and 2) to plat a lot between two existing attached structures on the East property line of proposed Lot 2 and the West property line of proposed Lot 4, which would be two Shared Lot Line Variances, all on Proposed Lots 2-4, Aberdeen Central Complex Addition to Aberdeen, S½ Sect. 13-T123N-R64W, a.k.a. 225 Third Avenue SE. Attorney Adam Altman was present to represent the property. Following discussion Weigel moved and VanDeRostyne seconded to approve, all members voting aye, the motion carried. **SHARED LOT LINE VARIANCES APPROVED.**

Following further discussion Sikkink moved and Kezar seconded to adjourn the meeting.

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Paula Nelson  
Board of Zoning Adjustment Secretary  
June 14, 2012