

**BOARD OF ZONING ADJUSTMENT**  
**January 8, 2015**

The Board of Zoning Adjustment Meeting was held on Thursday, January 8, 2015 in the Aberdeen Recreation & Cultural Center – Alumni Room, Aberdeen, South Dakota with Babcock presiding as Chairman. Chairman Babcock called the meeting to order. Members present at roll call were Kezar, Musel, Babcock, VanDeRostyne, and Grebner. Weigel was absent. Also present were Ken Hubbart, City Planner, Brett Bill, Planning & Zoning Director, Chris Witzel, City Planner, Barry Dunlavy, Building Inspector, David Dosch, Code Enforcement Officer, Stuart Nelson, Assistant City Engineer, Chad Nilson, Building Inspector, and Paula Nelson, Board of Zoning Adjustment Secretary.

Kezar moved and Grebner seconded to approve the Board of Zoning Adjustment minutes of December 11, 2014, all members voting aye, the motion carried.

Chairman Babcock began with new business as follows:

- 1) Melissa Beckman 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 District, all on Lot 10, Block 30, First Addition to Highlands, a.k.a. 814 Jay Street N. Melissa Beckman 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. Fence must be installed by June 1, 2015, 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) HCI Developers, LLC requested permission, as per site plan submitted, to permit the installation of an off-premise area identification sign, which would be a Special Exception to permit an off-premise sign in a (C-2) Highway Commercial District, all on Lot 1A, First Subdivision of Lot 1A, Aberdeen Motor Hotels Addition, a.k.a. 2416 Sixth Avenue SE. Roger Huff of Huff Construction was present to represent the property. Following discussion Kezar moved and Babcock seconded to approve with the following stipulations: 1) No other freestanding signs may be permitted in this subdivision, 2) Permits must be obtained for each sign panel prior to installation, 3) The proposed EMC portion must be operated in accordance with all applicable sign codes, and 4) No off-premise advertising on EMC or any other portion of sign for events, items or information not located at or available at businesses in this

subdivision. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION APPROVED.**

- 3) The Aberdeen Development Corporation requested permission, as per site plan submitted, to install a temporary 16sf real estate sign rather than the permitted 8sf, which would be an 8sf Sign Size Variance, all on Lot 1, Aberdeen Development Corporation 2001-1 Subdivision, a.k.a. 416 Production Street. Mike Bockorny was present to represent the property. Following discussion Kezar moved and Musel seconded to approve with the stipulation that a permit must be obtained prior to installation. Upon roll call, all members voting aye, the motion carried. **SIGN SIZE VARIANCE APPROVED.**
- 4) The Aberdeen Development Corporation requested permission, as per site plan submitted, to install a temporary 16sf real estate sign rather than the permitted 8sf, which would be an 8sf Sign Size Variance, all on Lot 2, Mutual of Omaha Sixth Addition, a.k.a. 3012 Milwaukee Ave NE. Mike Bockorny was present to represent the property. Following discussion Kezar moved and VanDeRostyne seconded to approve with the stipulation that a permit must be obtained prior to installation. Upon roll call, all members voting aye, the motion carried. **SIGN SIZE VARIANCE APPROVED.**
- 5) William Schaunaman requested permission, as per site plan submitted, for 1) existing residence to remain 22' from the East property line rather than the required 25', which would be a 3' Building Variance, and 11.25' from the North property line rather than the required 15', which would be a 3.75' Building Variance and for existing unattached garage to remain 12' from the North property line rather than the required 25', which would be a 13' Building Variance and 0' from the South property line rather than the required 5', which would be a 5' Building Variance in order to 2) construct a wheel chair ramp 0' from the East property line rather than the required 15', which would be a 15' Building Variance, all on Lot 1, Lawson's Second Replat of Block 11, Woolverton Addition, a.k.a. 1002 Dakota Street S. Robert Ross was present to represent the property. Following discussion VanDeRostyne moved and Grebner seconded to approve agenda item #1, all members voting aye, the motion carried. **BUILDING VARIANCES APPROVED.** Ken Hubbart stated that the City Council has granted a temporary easement for the ramp to encroach into City R.O.W. and that a building permit was issued and the ramp is completed. Following further discussion Musel moved and VanDeRostyne seconded to approve agenda item #2 with the stipulation that the ramp is removed when it is no longer needed. Upon roll call, all members voting aye, the motion carried. **BUILDING VARIANCE APPROVED.**
- 6) Joe Reinbold requested permission, as per site plan submitted, to 1) permit an Operation and Maintenance Terminal, which would be a Special Exception in a (M-Ag) Mini-Agricultural Zoning District, all on Lot 2, Norton-Forkel First Subdivision of Lots 18-23, Auditor's Subdivision in the SE¼ Sect. 27-T123N-R64W, a.k.a. 2334 135th Street SW. Joe Reinbold was present to represent the property. Following discussion Grebner moved and Musel seconded to approve with the following stipulations: 1) Property must be maintained in a neat and orderly manner at all times, 2) All vehicles, trailers, etc. must be licensed and operable and in use as part of this business; no trucks, trailers, etc. not currently being used, and 3) No junk,

unlicensed or inoperable trucks, trailers, parts, materials, debris or off-premise items may be stored outside on site. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION APPROVED.**

Following further discussion VanDeRostyne moved and Grebner seconded to adjourn the meeting.

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Paula Nelson  
Board of Zoning Adjustment Secretary  
January 8, 2015