

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday March 8, 2012 - 8:00 A.M.
Third Floor Courtroom - Municipal Building

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) February 9, 2012

IV. Old Business

V. New Business

- 1) Angela Shelnutt requests 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 124 & North 12.05' of Lot 123, Morning Heights Addition, a.k.a. 819 Riverside Drive.
- 2) Joe Gross requests permission, as per site plan submitted, to permit the operation of a fireworks stand within the Zoning Jurisdiction of the City of Aberdeen, which would be a Special Exception, all on Outlot 3, Budget Furniture-J. Gross Outlots, NW $\frac{1}{4}$ Sect. 22-T123N-R63W, a.k.a. 5340 Highway 12 East.
- 3) James A. Keeley and Crossroads Truck and Trailer request permission, as per site plan submitted, to 1) permit the operation of a truck maintenance and operation terminal, which would be a Special Exception in an (I-2) Unrestricted Industrial Zoning District, and 2) to permit the open storage, parking or sale of vehicles, equipment and machinery, which would be a Special Exception in an (I-2) Unrestricted Industrial Zoning District, all on Keeley Outlot B, in the SW $\frac{1}{4}$ Sect. 14-T123N-R64W, except Highway, a.k.a. 1900 Sixth Avenue SW.
- 4) Michael Beadle requests permission, as per site plan submitted, to permit the operation of a fireworks stand within the Zoning Jurisdiction of the City of Aberdeen, which would be a Special Exception, all on Lot 1, Beadle's First Subdivision, NW $\frac{1}{4}$ Sect. 26-T124N-R64W, a.k.a. 12850 386th Avenue.
- 5) Gary Dahme and Todd Thorson request permission, as per site plan submitted, to 1) permit the operation of a waterski show, which would be a Special Exception in an (A-1) Agricultural Zoning District, and 2) to permit 856sf of Freestanding Signs on the property rather than the permitted 400sf, which would be a 456sf Freestanding Sign Size Variance, all on The NW $\frac{1}{4}$ Sect. 35, T123N-R64W, except Railroad and land deeded and platted, a.k.a. 1715 135th Street.

- 6) Rivett Family Trust and Quest Hospitality Suppliers request permission, as per site plan submitted, to 1) construct a 10'x22' Electronic Message Center, which would be a Special Exception to construct an off-premise sign in a (C-2) Highway Commercial Zoning District, and 2) to construct an off-premise sign 10' from the South property line rather than the required 20', which would be a 10' Sign Setback Variance and 3) to construct an off premise sign within 150' of a residential zoning district, which would be an Appeal to the Board of Zoning Adjustment, and 4) request permission to permit multi-color lighting of an off-premise sign, which would be an Appeal to the Board of Zoning Adjustment, all on Lots 1-8 & the North 24.4' of Lot 9, Block 55, Roches East Side Addition & East 5' of Vacated Alley except H-2, a.k.a. 2415 Sixth Avenue SE.
- 7) Ladco Properties XXX, LLC. requests permission, as per site plan submitted, to permit a directional sign that is 83.72sf rather than the permitted 12sf, which would be a 71.72sf Directional Sign Size Variance, all on Lot 2, Mutual of Omaha Fifth Addition, a.k.a. 3015 Third Avenue SE.
- 8) East Briar Commons, LLC. requests permission, as per site plan submitted, to 1) construct a group project consisting of four primary structures, which would be a Special Exception in a (R-3) High Density Residential District, and 2) to construct 4 multi-family structures 2' from the East property line rather than the permitted 5', which would be four 3' Building Variances, all on Lots 4-9, Block 25, Lots 4-9, Block 32, Lot 1, Block 33, and Bremer's Outlot 2, Block 33, Northwestern Addition to Aberdeen and Adjacent Vacated Street and Alley Right of Way, a.k.a. 1212 Fifth Avenue NE, 301 & 306 Harrison Street N, and 1115 Third Avenue NE.
- 9) Kent Properties requests permission, as per site plan submitted, to 1) construct a mini-storage building, which would be a Special Exception in a (C-2) Highway Commercial Zoning District, and 2) to construct mini-storage building that is 50' deep rather than the permitted 30', which would be a 20' Maximum Depth Variance, and 3) to construct an accessory structure (mini-storage building) that is not aesthetically similar to the primary structure, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 2, Biegler's Third Subdivision in the SW¼ of Sect. 14-T123N-R64W, a.k.a. 1514 Sixth Avenue SW.
- 10) Plains Commerce Bank requests 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 provide 0 additional parking stalls for the accessory office building rather than the required 30 stalls, which would be a 30 Parking Stall Variance, all on Lot 1, Plains Commerce Bank Addition, a.k.a. 524 Dakota Street S.

VI. Other Business

VII. Adjournment