

MINUTES
ABERDEEN CITY PLANNING COMMISSION
June 18, 2019

The City Planning Commission was called to order by Chairman Dean Marske. Members present at roll call were Woodward, Mitchell, Mettler, Cogley, and Marske. Absent were Lien and Schumacher. Also present were Brett Bill, Planning & Zoning Director, Ken Hubbard, City Planner, Eric Miller, City Planner, Chris Brick, Building Inspector, and Paula Nelson, Planning Commission Secretary.

Woodward moved and Mitchell seconded to approve the minutes of May 21, 2019, 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 preliminary and final plat described as “Meadowlark Acres Second Addition to **Aberdeen, in the NW ¼ of Section 22, T123N-R63W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 5206 and 5210 Kingfisher Ave NE) was submitted by Constantino Castillo. Eric Miller stated that the petitioners are requesting this preliminary and final plat in order to combine two previously platted lots into one legal parcel to allow for construction of a new residence. Following discussion Woodward moved and Cogley seconded to approve with the stipulation that one of the two water/sewer services is retired from service. Upon roll call, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “B & P Holm Addition to the City of **Aberdeen, in the SE ¼ of Section 7, T123N-R63W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 1003 Roosevelt St N) was submitted by Brad & Patricia Holm. Eric Miller stated that the petitioners are requesting this preliminary and final plat in order to combine previously vacated public right-of-way with a previously platted lot into one legal parcel to allow for construction of a residential addition. Following discussion Mitchell moved and Woodward seconded to approve with the stipulation that the petitioners have sidewalks installed, where missing, along all platted right-of-way within five years of the plat filing date. Upon roll call, all members voting aye, the motion carried.
- 3) A petition to rezone from (M) Municipal, State, and County Use District to (I-2) Unrestricted Industrial District for property described as “Lot 2, Brown County Commissioner’s **Third Subdivision to the City of Aberdeen, in the SW ¼ of Section 18, T123N-R63W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 1019 First Ave SE) was submitted by Brown County. Eric Miller stated Brown County is preparing to sell this property at auction and once sold, this property will no longer have a use that fits within the Municipal, State, and County Use Zoning District. Therefore, the petitioners are requesting this petition to rezone in order to bring the property into a zoning district that will agree with its future use by a private party. Following discussion Cogley moved and Mettler seconded to approve, all members voting aye, the motion carried.

- 4) A preliminary and final plat described as “HAPI 2019-1 Subdivision to the City of **Aberdeen, in the SW ¼ of Section 13, T123N-R64W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 411 Third St S) was submitted by Homes Are Possible, Inc. Jeff Mitchell was present to represent the property. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to clarify the property’s legal description to allow for residential development. This parcel does not meet the 50’ minimum width required for the (R-3) High Density Residential District. The Aberdeen Board of Zoning Adjustment approved the petitioner’s request for a minimum lot width variance at their June 13, 2018 meeting. A petition to rezone this property and the lot adjacent to the south was submitted in conjunction with this plat. Following discussion Woodward moved and Mitchell seconded to approve, all members voting aye, the motion carried.
- 5) A petition to rezone from (C-3/R-4) Central Business/Special Density Residential District to (R-3) High Density Residential District for property described as “Lot 9 and the South 47’ of **Lot 10, Block 24, First Addition to Aberdeen, in the SW ¼ of Section 13, T123N-R64W of the 5th P.M., Brown County, South Dakota,**” (411 and 413 Third St S) was submitted by Homes Are Possible, Inc. Jeff Mitchell was present to represent the property. Eric Miller stated that the petitioner is requesting this petition to rezone in order to bring the property into a zoning district that is intended for residential uses. Following discussion Cogley moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 6) A preliminary and final plat described as “HAPI 2019-2 Subdivision to the City of **Aberdeen, in the North ½ of Section 13, T123N-R64W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 324 Washington St N) was submitted by Homes Are Possible, Inc. Jeff Mitchell was present to represent the property. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to combine multiple underlying lots and previously vacated public right-of-way into one legal parcel to allow for residential development. This parcel does not meet the 100’ minimum depth required for the (R-3) High Density Residential District. The Aberdeen Board of Zoning Adjustment approved the petitioner’s requests for a minimum lot width variance and for a setback variance at their June 13, 2018 meeting. Following discussion Cogley moved and Mitchell seconded to approve, all members voting aye, the motion carried.
- 7) A petition to vacate public right-of-way described as “The entire 16’ wide Public Alley right-of-way located within Block 27, First Addition to Aberdeen, commencing at the south side of Fourth Ave SE public right-of-way and continuing south 300’ to Fifth Ave SE public right-of-way,” (a.k.a. 403, 413, 419, & 423 Main St S, 12 Fourth Ave SE, and 408, 410, & 420 Lincoln St S) was submitted by Dacotah Banks, Inc., Chow Main Properties II, Inc., McQuillen Creative Group, Inc., EPEH, LLC and Act 2, Inc. Attorney Robert Fouberg was present to represent the property. Eric Miller stated that the petitioner is submitting this petition to vacate a portion of public right-of-way with the intention of combining the right-of-way with their adjacent property to allow for expansion of their existing parking lots. Following discussion Mitchell moved and Cogley

seconded to approve with the stipulation that the petitioners submit a plat that incorporates the vacated right-of-way with adjacent properties. This plat must include an access easement for adjacent property owners, tenants, and customers and a utility easement for all current overhead and underground utilities. Upon roll call, all members voting aye, the motion carried.

- 8) A preliminary and final plat described as “Verne Little Subdivision in the City of **Aberdeen, in the NW ¼ of Section 13, T123N-R64W of the 5th P.M.**, Brown County, South Dakota,” (a.k.a. 510 Main St N) was submitted by Verne & Colleen Little. Eric Miller stated that the petitioner is requesting this preliminary and final plat in order to combine multiple underlying lots into one legal parcel to allow for construction of a residential addition. Following discussion Cogley moved and Woodward seconded to approve, all members voting aye, the motion carried.

- 9) Tax Increment Finance District No. 30 Project Plan was submitted by Lamont Development II, LLC. Attorney Jay Gellhaus was present to represent the property. Eric Miller stated that this is an amended submittal of TIF #30 that was recommended for approval at the October 16, 2018 Aberdeen City Planning Commission meeting. The petitioner has submitted an amended repayment schedule (Exhibit 2) indicating a change from 7.5% interest on the original repayment schedule to 7.85%, thus the requirement to re-submit this project plan. The petitioner has submitted this Tax Increment Finance District (TIF) with the intention of creating a new residential subdivision. The purpose of the TIF is to fund the necessary installation of infrastructure (water, sewer, curb, gutter, and streets) for this subdivision. These improvements will serve 42 single-family residential lots. Every lot in the new development will have the necessary curb, gutter, 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 No. 30 Project Plan appears to satisfy the requirements set forth by South Dakota Codified Law. Following discussion Woodward moved and Cogley seconded to approve, all members voting aye, the motion carried.

Chairman Marske continued with other business as follows:

- 1) Brett Bill introduced Chris Brick as the Building Inspector who replaced Chad Nilson.

- 2) Brett Bill stated that the July 16, 2019 meeting and all subsequent meetings will be held @ City Hall in the Council Chambers.

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

Submitted by,

Paula Nelson
Planning Commission Secretary