

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY PLANNING COMMISSION
Tuesday, January 18, 2022 - 7:00 P.M.
First Floor Council Chambers – Municipal Building

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) December 22, 2021

IV. Open Forum 7:00 – 7:05 P.M. (SEE FORMAT GUIDELINES AT END OF AGENDA)

V. Old Business

VI. New Business

- 1) An Ordinance amending the Aberdeen City Code regarding dwellings in (I-2) Unrestricted Industrial Districts.
- 2) Tax Increment Finance District No. 37 Project Plan.
- 3) Preliminary and Final Plat described as “Aberdeen Recreation Trail Addition to the City of Aberdeen, in the N½ and in the SW¼ of Sec. 7-T123N-R63W and in the NW¼ of Sec. 18-T123N-R63W of the 5th P.M., Brown County, South Dakota.” (a.k.a. 1822 Twenty-Fourth Ave. NE, 1312 & 1315 Twelfth Ave. NE, 1202 & 1203 Fifth Ave. NE (City bike trail between Third Ave. NE and Twenty-Fourth Ave. NE).
- 4) Rezone from (R-2) Medium Density Residential District, (R-3) High Density Residential District, (R-5) Trailers, Trailer Parks, and Planned Residential Area, (C-2) Highway Commercial District, and (A-2) Green Belt District to (M) Municipal, State, and County Use District and (A-2) Green Belt District described as “Aberdeen Recreation Trail Addition to City of Aberdeen, in the N½ and in the SW¼ of Sec. 7-T123N-R63W and in the NW¼ of Sec. 18-T123N-R63W of the 5th P.M., Brown County, South Dakota.” (a.k.a. 1822 Twenty-Fourth Ave. NE, 1312 & 1315 Twelfth Ave. NE, 1202 & 1203 Fifth Ave. NE (City bike trail between Third Ave. NE and Twenty-Fourth Ave. NE).
- 5) Petition to Vacate Public R.O.W. described as “Lawson Street North Public R.O.W. adjacent to Lots 1-12, Block 1, Halstead’s First Subdivision, Merton Street North Public R.O.W. adjacent to Lots 1-4, Block 2 and Block 5, Halstead’s First Subdivision, and McCoy Street North Public R.O.W. adjacent to Lots 1-12, Block 3, and Twelfth Ave. NE Public R.O.W. adjacent to Lots 1-3, Block 4, Lots 12, Block 1, and Lot 12, Block 3, Halstead’s First Subdivision in Aberdeen, in the SE¼ of Sec. 7-

T123N-R63W of the 5th P.M., Brown County, South Dakota.” (a.k.a. Between 1400 block of Fifteenth Ave. NE and Twelfth Ave. NE).

- 6) Preliminary and Final Plat described as “Pine Haven Estates Subdivision to the City of Aberdeen, in the S½ of Sec. 7-T123N-R63W of the 5th P.M., Brown County, South Dakota.” (a.k.a. Between 1400 block of Fifteenth Ave. NE and Twelfth Ave. NE).
- 7) Rezone from (R-2) Medium Density Residential District to (M) Municipal, State, and County Use District described as “Lot 2, Randall First Subdivision and Lots 6&7, Block 1, Normal Addition to Aberdeen, in the SE¼ of Sec. 24-T123N-R64W of the 5th P.M., Brown County, South Dakota.” (a.k.a. 1516, 1522 & 1526 Herret Street S.).
- 8) Rezone from (R-2) Medium Density Residential District to (M) Municipal, State, and County Use District described as “Lots 1&2, and the North 3’ of Lot 3, Subdivision of the North 421.7’ of Block 9, Simmon’s First Addition to Aberdeen, in the SW¼ of Sec. 24-T123N-R64W of the 5th P.M., Brown County, South Dakota.” (a.k.a. 1217 & 1219 Lincoln Street S).
- 9) Rezone from (C-1/R-4) Neighborhood Commercial District/Special Density Residential District to (M) Municipal, State, and County Use District described as “Lot 2, Johnson’s Replat of Lots 5-6, Block 26, Thomas Addition and Lot 2, Johnson’s First Replat of Johnson’s Replat of Lots 5-6, Block 26, Thomas Addition to Aberdeen, in the NE¼ of Sec. 24-T123N-R64W of the 5th P.M., Brown County, South Dakota.” (a.k.a. 215 & 219 Twelfth Ave. SE).
- 10) Preliminary and Final Plat described as “ADC 2021-1 Subdivision to the City of Aberdeen, in the NE¼ of Sec. 16-T123N-T63W of the 5th P.M., Brown County, South Dakota. (a.k.a. 507 & 515 Enterprise St N).
- 11) Preliminary and Final Plat described as “Hub City Downtown First Addition to the City of Aberdeen, in the SW¼ of Sec. 13-T123N-R64W of the 5th P.M., Brown County, South Dakota. (a.k.a. 114 & 116 Main Street S – Van Slyke Building).
- 12) Preliminary and Final Plat described as “Webb Shoe Company First Addition to the City of Aberdeen, in the SW¼ of Sec. 13-T123N-R64W of the 5th P.M., Brown County, South Dakota. (a.k.a. 114 & 116 Main Street S – Van Slyke Building).

VII. Other Business

VIII. Adjournment

FORMAT GUIDELINES:

- 1) *Open forum provides an opportunity for the public to address the Aberdeen City Planning Commission with questions, concerns or comments on items, which are not on the agenda. Citizens are asked to sign up to speak prior to the open forum portion of the meeting. Open forum will be limited to 10 minutes (if no one is in attendance for the open forum, the regular meeting may begin) unless a majority of the Aberdeen City Planning Commission agrees to extend the time period. The open forum may not be used to make personal attacks, to air personality grievances, to make political endorsements, or for political campaign purposes. Open forum will not be used as a time for problem solving or reacting to the comments made, but, rather for hearing the citizen for informational purposes. The Aberdeen City Planning Commission may respond with request for city management to follow up and report back on any issue raised during the public address time. A presentation may not exceed two minutes in duration.*

- 2) *ADA Compliance: The City of Aberdeen fully subscribes to the provisions of the American's With Disabilities Act. If you desire to attend this public meeting and are need of special accommodations, please notify the City Planning & Zoning Office at least 8 hours prior to the meeting so appropriate auxiliary aids and services can be made available. The Aberdeen City Planning Commission meets monthly on the third Tuesday of each month.*
- 3) *A copy of the subject matter on the Aberdeen City Planning Commission meeting agenda is available for public distribution at the City Planning & Zoning Office and available on the City's website @ www.aberdeen.sd.us.*