

**AGENDA**  
**REGULARLY SCHEDULED MEETING**  
**ABERDEEN CITY BOARD OF ZONING ADJUSTMENT**  
**Thursday, February 9, 2023 - 8:00 A.M.**  
**First Floor Council Chambers - Municipal Building**

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**
  - 1) January 12, 2023
- IV. Open Forum 8:00-8:10 A.M. (SEE FORMAT GUIDELINES AT END OF AGENDA)**
- V. Old Business**
- VI. New Business**
  - 1) Plaza Rentals, LLP requests permission, as per site plan submitted, to permit a drive-up window for a permitted retail or service establishment, which would be a Special Exception in the (C-1) Neighborhood Commercial Zoning District, all on Lots 11-15, Block 25, Roches East Side Addition, ex Highway, a.k.a. 2401 Third Avenue SE.
  - 2) Plaza Rentals, LLP requests permission, as per site plan submitted, to permit the open storage and parking of trailers, vehicles, equipment, and related items associated with a property maintenance company, which would be a Special Exception in the (I-2) Unrestricted Industrial Zoning District, all on Lot 1, Erdmann First Subdivision, a.k.a. 302 Fourth Street S.
  - 3) Park Plaza Rentals, Inc. and Animal Care Clinic request permission, as per site plan submitted, to (1) permit the operation of a veterinarian clinic, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, and (2) to permit kenneling, which would be a Special Exception, all on Lot 1, Park Plaza Addition, a.k.a. 1315 Sixth Avenue SE.
  - 4) Erdmann Properties, LLC and All Over Roofing request permission, as per site plan submitted, to permit the open storage and parking of vehicles, trailers, materials and equipment for a roofing business, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, all on Lots 1-2, Block 1, Highland Park Addition and the North 16' of the North ½ of Outlot A, I.S. Dayton's Outlots and Vacated Nicollet Avenue except Highway, a.k.a. 1209 Sixth Avenue SW.

- 5) Menard, Inc. requests permission, as per site plan submitted, to (1) permit the construction of a mini-storage facility consisting of 12 buildings, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, and (2) to permit the open storage and parking of vehicles, machinery, and similar items, which would be a Special Exception and (3) to construct a mini-storage building 230' in length rather than the permitted 120', which would be a 110' Building Variance and (4) to construct a mini-storage building 230' in length rather than the permitted 120', which would be a 110' Building Variance and (5) to construct a mini-storage building 168' in length rather than the permitted 120', which would be a 48' Building Variance and (6) to construct a mini-storage building 180' in length rather than the permitted 120', which would be a 60' Building Variance, and (7) 40' in width rather than the permitted 30', which would be a 10' Building Variance and (8) to construct a mini-storage building 180' in length rather than the permitted 120', which would be a 60' Building Variance, and (9) 40' in width rather than the permitted 30', which would be a 10' Building Variance, and (10) to construct a mini-storage building that is 156' in length rather than the permitted, 120', which would be a 36' Building Variance, and (11) to construct a mini-storage building that is 40' wide rather than the permitted 30', which would be a 10' Building Variance and (12) 290' in length rather than the permitted 120', which would be a 170' Building Variance and (13) permission to construct a mini-storage building that is 290' in length rather than the permitted 120', which would be a 170' Building Variance, and (14) permission to construct a mini-storage building that is 290' in length rather than the permitted 120', which would be a 170' Building Variance, and (15) permission to construct a mini-storage building that is 360' in length rather than the permitted 120', which would be a 240' Building Variance, and (16) permission to construct a mini-storage building that is 156' in length rather than the permitted 120', which would be a 36' Building Variance, all on Lots 2,3&4, Menards AmericInn Third Subdivision, a.k.a. 3824 and 3906 Third Avenue SE and 316 Brown County Highway 19 S.

## **VII. Other Business**

## **VIII. Adjournment**

### **FORMAT GUIDELINES:**

- 1) *Open forum provides an opportunity for the public to address the Aberdeen City Board of Zoning Adjustment 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 Board of Zoning Adjustment 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 Board of Zoning Adjustment 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 Board of Zoning Adjustment meets monthly on the second Thursday of each month at 8:00 a.m.*
- 3) *A copy of the subject matter on the Aberdeen City Board of Zoning Adjustment meeting agenda is available for public distribution at the City Planning & Zoning Office and available on the City's website @ [www.aberdeen.sd.us](http://www.aberdeen.sd.us).*