

**AGENDA**  
**REGULARLY SCHEDULED MEETING**  
**ABERDEEN CITY PLANNING COMMISSION**  
**Tuesday, February 21, 2023 - 7:00 P.M.**  
**First Floor Council Chambers – Municipal Building**

**I. Call to Order**

**II. Roll Call**

**III. Approval of Minutes**

- 1) January 17, 2023

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

**V. Old Business**

**VI. New Business**

- 1) New Land Use in a (C-1) Neighborhood Commercial District described as “Lots 11-15, Block 25, Roche’s East Side Addition to Aberdeen, in the SW¼ of Sec. 17-T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 2401 Third Ave SE – One block south of the National Guard Armory).
- 2) Petition to Rezone from (R-3) High Density Residential District to (C-1) Neighborhood Commercial District described as “Lots 11-15, Block 25, Roche’s East Side Addition to Aberdeen, in the SW¼ of Sec. 17-T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 2401 Third Ave SE – One block south of the National Guard Armory).
- 3) Petition to Vacate Public R.O.W. described as “The entire 60’x640’ Poplar Drive Public R.O.W. located between Lots 5-13, Block 13 and Lots 4-12, Block 10, Wylie Park Estates Fifth Addition and the entire 60’x640’ Maple Drive Public R.O.W. located between Lots 13-21, Block 10, and Lots 2-11, Block 11, Wylie Park Estates Fifth Addition in the NW¼ Sec. 11-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1416 Poplar Drive, 1414 & 1415 Maple Drive, and 1717 Olive Drive – Undeveloped land north of Aberdeen Christian School).
- 4) Preliminary and Final Plat described as “Bollen First Addition to the City of Aberdeen, in the N½ of Sec. 11-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1416 Poplar Drive, 1414 & 1415 Maple Drive, and 1717 Olive Drive – Undeveloped land north of Aberdeen Christian School).
- 5) Preliminary and Final Plat described as “Prospect Place First Addition to the City of Aberdeen, in the NE¼ of Sec. 19-T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1916 Prospect Ave SE and 1915 Tenth Ave SE – Approximately four blocks south of Wendy’s).

- 6) Petition to Vacate Public R.O.W. described as “That portion of Chandler Street Public R.O.W. commencing 419.33’ South of 132<sup>nd</sup> Street Public R.O.W. adjacent to Lots 1&4 to its’ intersection with Longtail Lane Public R.O.W., the entire Longtail Lane Public R.O.W. adjacent to Lots 2, 4-19, 28-29, and 32-36, the entire Ringneck Drive Public R.O.W. adjacent to Lots 1,30-32, 37, and 51, the entire Windsor Lane Public R.O.W. adjacent to Lots 19-28, that portion of Gooseneck Lake Road Public R.O.W. commencing 419.3’ South of 132<sup>nd</sup> Street Public R.O.W. adjacent to Lots 2-3, 16 and 42 and continuing to its point of termination, the entire Benelli Boulevard Public R.O.W. adjacent to Lots 1, 2, and 38-51, and the entire Bird Dog Drive Public R.O.W. adjacent to Lots 35 and 36, Ringneck Ridge First Subdivision to the City of Aberdeen, in the NE¼ of Sec. 15-T123N-R64W of the 5th P.M., Brown County, South Dakota, (a.k.a. Public R.O.W. within Ringneck Ridge First Subdivision – Undeveloped land west of Rolling Hills).
- 7) Preliminary and Final Plat described as “West Lake First Subdivision to the City of Aberdeen, in the NE¼ of Sec. 15-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. Former Ringneck Ridge First Subdivision – Undeveloped land west of Rolling Hills).
- 8) Preliminary and Final Plat described as “Pine Haven Estates Third 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. 1319, 1403, 1409, 1415, 1421, and 1427 Kettering Drive, 1208, 1214, 1218, 1302, 1316, 1404, 1416, and 1422 Lancelot Drive N, 1521 Heritage Circle N, and 1602 Twelfth Ave NE).
- 9) Preliminary and Final Plat described as “Menards AmericInn Fourth Subdivision to the City of Aberdeen, in the SE¼ of Sec. 17-T123M-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 3824 and 3906 Third Ave SE and 316 Co. Hwy 19 S – Directly north of Menards).
- 10) Ordinance to change the name of a portion of Public R.O.W. from Gooseneck Lake Rd to Harvest Rd N between 2201 & 2305 Eighth Ave NW.

## **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](http://www.aberdeen.sd.us).*