

**\*\*OPEN MEETING GUIDELINES DURING COVID-19 PANDEMIC\*\***

ALL PERSONS ATTENDING THE MEETING SHOULD MAINTAIN PHYSICAL SEPARATION OF AT LEAST SIX FEET BETWEEN PERSONS WHO ARE NOT IMMEDIATE FAMILY MEMBERS OR MEMBERS OF THE SAME HOUSEHOLD. PUBLIC SEATING IN COUNCIL CHAMBERS WILL BE ARRANGED TO MAINTAIN THE PHYSICAL SEPARATION AND MAY NOT BE MOVED IN VIOLATION OF THIS REQUIREMENT. ANY MEMBER OF THE PUBLIC WHO FAILS TO MAINTAIN THE REQUIRED SEPARATION WILL BE ASKED TO COMPLY. SUCH PERSON WILL BE REMOVED FROM COUNCIL CHAMBERS UPON REFUSAL TO COMPLY.

**AGENDA  
REGULARLY SCHEDULED MEETING  
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT  
Thursday, April 8, 2021- 8:00 A.M.  
First Floor Council Chambers - Municipal Building**

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**
  - 1) March 11, 2021
- IV. Open Forum 8:00 – 8:10 A.M. (SEE FORMAT GUIDELINES AT END OF AGENDA)**
- V. Old Business**
- VI. New Business**
  1. Homes Are Possible, Inc. requests permission, as per site plan submitted, to permit the construction of a residence 8.5' from the South property line rather than the required 15', which would be a 6.5' Building Variance, all on Lot 8, Easton's First Subdivision, a.k.a. 206 Second Avenue NW.
  2. Aberdeen School District 6-1 and Don Bonn request permission, as per site plan submitted, to construct a parking lot, which would be a Special Exception in a (R-3) High Density Residential Zoning District, all on Lots 7-8, Block 47, Mrs. O'Leary's Rearrangement of Block 47, West Aberdeen Addition, a.k.a. 419 & 421 Tenth Street S.
  3. Alan Zahn requests permission, as per site plan submitted, to 1) plat a lot with 33' of frontage rather than the required 50', which would be a 17' Minimum Lot Width Variance and 2) to plat a second lot with 33' of frontage rather than the required 33', which would be a 17' Minimum Lot Width Variance, all on Lot 1, Zahn Addition and the South 33' of the West 40' of Lot 45 and the South 33' of Lots 46-48, Block 53, Second Addition, a.k.a. 906 & 908 Fourth Street S.
  4. Marc & Kim Runnels and Great Plains Bank request permission, as per site plan submitted, to 1) operate a food trailer and stand as a primary land use in a (C-1) Highway Commercial Zoning District, which would be an Appeal to the Board of Zoning Adjustment, and 2) to construct an 8'x12' shed 15' from the North property line rather than the required 30', which would be a 15' Building Variance and 3) to place food trailer 18.5' from the South property line rather than the required 30', which would be an 11.5' Building Variance, all on Lots 20-22, Block 45, Hagerty & Lloyd Addition, a.k.a. 120 State Street N.

5. Sam Braun requests permission, as per site plan submitted, to 1) construct a mini-storage building in an (I-2) Unrestricted Industrial Zoning District, which would be an Appeal to the Board of Zoning Adjustment, and 2) to construct a mini-storage building that is 60' in width rather than the permitted 30', which would be a 30' Minimum Building Width Variance and 3) 180' in length rather than the permitted 120', which would be a 60' Minimum Building Length Variance, all on Block 6, Aberdeen Industrial Park East Addition in the NE $\frac{1}{4}$  Sect 16-T123N-R63W, a.k.a. 4620 Capital Avenue NE.
6. Kiropa Properties, LLC requests permission, as per site plan submitted, to 1) permit five projecting wall signs rather than the permitted 1, which would be a 4 Sign Variance and 2) to permit five 64.17sf projecting wall signs rather than the permitted 40sf, which would be five 24.17sf Maximum Sign Size Variances and 3) to permit 532.84sf of total signage rather than the permitted 416sf, which would be a 116.84sf Sign Variance, all on Lot 1, Lamont Second Addition, a.k.a. 3502 Seventh Avenue SE.
7. CPD Enterprises and Montgomery's Furniture request permission, as per site plan submitted to 1) install an off-premise sign as an accessory land use, which would be an Appeal to the Board of Zoning Adjustment, and 2) to permit an off-premise sign that is 567.89sf in size rather than the permitted 275sf, which would be a 292.89sf Maximum Sign Size Variance, 3) 16.75' from the North property line rather than the required 75', which would be a 58.25' Sign Setback Variance and 4) 20.5' from the West property line rather than the required 75', which would be a 54.5' Sign Setback Variance and 5) 190' from an existing off-premise sign rather than the permitted 600', which would be a 410' Sign Separation Variance and 6) to permit a total of 889.59sf of total signage rather than the permitted 769.94, which would be a 119.65sf Allowable Signage Variance, all on Lot 1, Lamont Third Addition, a.k.a. 615 Centennial Street S.
8. 281 Storage, LLC and Skyline Recreation, Inc request permission, as per site plan submitted to 1) construct 5 mini-storage buildings, which would be a Special Exception in a (C-2) Highway Commercial Zoning District and 2) to construct 5 mini-storage buildings that are 50' wide rather than the permitted 30', which would be five 20' Maximum Building Width Variances and 3) to construct 5 mini-storage buildings that are 239' long rather than the permitted 120', which would be five 119' Maximum Building Length Variances and 4) to construct a 50'x239' mini-storage building 25' from the East property line rather than the required 45', which would be a 20' Setback Variance, all on Lots 1,4 & 5, Skywag Addition, a.k.a. 1021 Olive Drive N, 1314 Eighth Avenue NW and 1016 Highway 281 N.
9. Doug Braa requests permission, as per site plan submitted, to 1) construct a previously approved 50'x192' mini-storage building 0' from the North property line rather than the permitted 25', which would be a 25' Building Variance and 2) to construct two mini-storage buildings that are 40' deep rather than the permitted 30', which would be two 10' Maximum Building Depth Variances, and 3) to construct two mini-storage buildings that are 210' long rather than the permitted 12', which would be two 90' Maximum Building Length Variances and 4) to construct 40'x210' mini-storage building 0' from the South property line rather than the permitted 25', which would be a 25' Setback Variance and 5) to construct a second 40'x210' mini-storage building 0' from the South property line rather than the required 25', which would be a 25' Setback Variance, all on Lot 1, Aberdeen Asphalt Addition, a.k.a. 408 Twelfth Avenue SW.

10. Carrie Cordie 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-2) Medium Density Residential Zoning District, all on Lot 2, Block 3, HAPI First Subdivision, a.k.a. 705 Thirteenth Avenue SW.
11. Halee Rush 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 22, Block 10, Nicollet Park Addition, a.k.a. 419 Dakota Street 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).*