

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday, May 11, 2023 - 8:00 A.M.
First Floor Council Chambers - Municipal Building

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**
 - 1) April 13, 2023
- IV. Open Forum 8:00-8:10 A.M. (SEE FORMAT GUIDELINES AT END OF AGENDA)**
- V. Board of Zoning Adjustment Meeting Information and Procedure Statement**
- VI. Old Business**
- VII. New Business**
 - 1) Dutenhoffer Construction requests permission, as per site plan submitted, to permit the construction of a twin home 0' from the West property line rather than the required 8', which would be an 8' Building Variance, all on Lot 4, Block 2, Willowood Fifth Addition, a.k.a. 2722 Airline Avenue SE.
 - 2) Dutenhoffer Construction requests permission, as per site plan submitted, to permit the construction of a twin home 0' from the East property line rather than the required 8', which would be an 8' Building Variance, all on Lot 3, Block 2, Willowood Fifth Addition, a.k.a. 2714 Airline Avenue SE.
 - 3) Landmark Gospel Church and Aberdeen Step Up Ministries request permission, as per site plan submitted, to permit the operation of a temporary homeless shelter, which would be an Appeal to the Board of Zoning Adjustment in the (R-3) High Density Residential Zoning District, all on The North 150' of the West 75' of the East 225' of Lot 1, Hedger's Outlot, a.k.a. 1320 Eighth Avenue NE.
 - 4) 3M Aberdeen requests permission, as per site plan submitted, to maintain a property with native grasses and vegetation in excess of 10" in height, which would be an Appeal to the Board of Zoning Adjustment in a (I-1) Industrial Park Zoning District, all on the NW¼ Section 16-Twp123N-R63W, Excluding Railroad ROW and Land Platted, a.k.a. 610 Brown County 19N.
 - 5) BSW, LLC requests permission, as per site plan submitted, to permit a group project consisting of three 5-unit apartments, which would be a Special Exception in the (R-3) High Density Residential Zoning District, all on Lot 3, Block 1, Heritage Estates Addition and Lot 1, Cambridge Addition in the SW¼ Sect. 7-T123N-R63W, a.k.a. 821 Kettering Drive N and 1501 Eighth Avenue NE.
 - 6) Howard Hedger, Inc. requests permission, as per site plan submitted, to (1) permit the construction of a mini-storage facility, which would be a Special Exception in a (C-2) Highway Commercial Zoning District, and (2) to construct a mini-storage building that is 60' wide rather than the permitted 30', which would be a 30' Maximum Building Width Variance, and (3) to construct a mini-storage building that is 144' long rather than the permitted 120', which would be a 24' Maximum Building Length Variance, all on Lot 1&2, Nordstrom-Pierson Addition to the City of Aberdeen, a.k.a. 2615 & 2703 Eighth Avenue NE.

- 7) Ellsbee Estates, LLC and Brent Meyer request permission, as per site plan submitted, to (1) construct a multi-family residential development, which would be a Special Exception in the (R-1) Low Density Residential Zoning District, and (2) to permit a group project consisting of four 4-unit townhome structures, which would be a Special Exception, and (3) to construct 16 multi-family residences on 2.8 acres rather than the required 4.06 acres, which would be a 1.26 acre Minimum Lot Size Variance and (4) to permit 16 multi-family residences rather than the permitted 12 units, which would be a 4 unit Maximum Density Variance, all on Lots 1-3, Holtey First Addition, a.k.a. 2357, 2363 and 2369 Twenty-fourth Avenue NE.
- 8) Jody Stanton and Terry Winegar request permission, as per site plan submitted, to (1) plat a lot in a (R-3) High Density Residential Zoning District with 31.5' of frontage rather than the required 50', which would be a 18.5' Minimum Lot Frontage Variance and (2) to plat a lot with 43.5' of frontage rather than the required 50', which would be a 6.5' Minimum Lot Frontage Variance, all on Lots 16-18, Block 46 Hagerty & Lloyd Addition, a.k.a. 108 & 110 Arch Street N.
- 9) Aberdeen Housing Authority requests permission, as per site plan submitted, to construct a 36'x60' accessory structure that will not be aesthetically similar to the primary structure, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 19, Pierson's Subdivision, a.k.a. 2222 Third Avenue SE.
- 10) Menard, Inc. requests permission, as per site plan submitted, to (1) permit the construction of a mini-storage facility consisting of 10 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 (bldg. 1) that is 280' long rather than the permitted 120', which would be a 160' Maximum Length Variance and (4) to construct a mini-storage building (bldg. 2) that is 280' long rather than the permitted 120', which would be a 160' Maximum Length Variance, and (5) to construct a mini-storage building (bldg. 3) that is 40' wide rather than the permitted 30', which would be a 10' Maximum Width Variance and (6) 270' long rather than the permitted 120', which would be a 150' Maximum Length Variance and (7) to construct a mini-storage building (bldg. 4) that is 35' wide rather than the permitted 30', which would be a 5' Maximum Width Variance and (8) 290' long rather than the permitted 120', which would be a 170' Maximum Length Variance and (9) to construct a mini-storage building (bldg. 5) that is 290' long rather than the permitted 120', which would be a 170' Maximum Length Variance and (10) to construct a mini-storage building (bldg. 6) that is 35' wide rather than the permitted 30', which would be a 5' Maximum Width Variance and (11) 290' in length rather than the permitted 120', which would be a 170' Maximum Length Variance and (12) to construct a mini-storage building (bldg. 7) that is 324' long rather than the permitted 120', which would be a 204' Maximum Length Variance, and (13) to construct a mini-storage building (bldg. 9) that is 180' long rather than the permitted 120', which would be a 60' Maximum Length Variance, all on Lot 1, Menards AmericInn Fourth Subdivision, a.k.a. 316 Brown County Highway 19 S.

VIII. Other Business

IX. 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.*

MEETING INFORMATION AND PROCEDURE

Meetings of the City of Aberdeen Board of Zoning Adjustment are when the Board conducts public hearings and issues its decisions on applications for special exceptions or variances and for appeals of decisions or actions of a zoning or code enforcement official. The Board conducts the hearings informally and as necessary to secure the information required for it to make a decision but the formal rules of procedure and evidence do not apply to these hearings.

All meeting agendas are published and posted as required by law. Each member of the Board is provided an agenda packet before the meeting. The agenda packet includes the meeting agenda, copies of all applications along with the supporting documentation, and the written recommendations of City Staff regarding each application. If not already provided, a copy of the Staff recommendations will be provided to each Applicant upon request. All information provided to the Board in the agenda packet for each application is considered part of the record for that application.

Any member of the public wishing to speak must first be recognized by the Chair, must speak into one of the microphones in the room, and must state their name. The purpose for this rule is to ensure a clear record of anyone speaking in support of, or in opposition to, an item on today's agenda. Staff have been instructed to assist the Board in making sure there is a clear record. The Chair may rule out of order any speaker who is not recognized by the Chair, who fails to identify themselves, or who does not speak into a microphone.

Depending on the relief sought in an application, the Board may deny all or part of the application, it may modify the requirements of any order of the city official, or it may approve the application without conditions or it may impose conditions, also known as stipulations. If the Board's approval of an application is contingent upon certain conditions being met, the Applicant may agree to the conditions or refuse the conditions. If the Applicant does not agree to the conditions in writing, the application will be deemed denied. Staff will be available after the meeting to assist the Applicant with understanding the conditions and obtaining the Applicant's agreement to them.