

**AGENDA**  
**REGULARLY SCHEDULED MEETING**  
**ABERDEEN CITY BOARD OF ZONING ADJUSTMENT**  
**Thursday, October 13 - 8:00 A.M.**  
**First Floor Council Chambers - Municipal Building**

**I. Call to Order**

**II. Roll Call**

**III. Approval of Minutes**

- 1) September 8, 2022

**IV. Open Forum 8:00-8:10 A.M. (SEE FORMAT GUIDELINES AT END OF AGENDA)**

**V. Old Business**

**VI. New Business**

- 1) John Loeb requests permission, as per site plan submitted, for 1) existing residence to remain 20.6' from the East property line rather than the required 25', which would be a 4.4' Building Variance, and 2) for existing shed to remain 2' from the West property line rather than the required 5', which would be a 3' Building Variance, all on The South 71' of Lots 1-3, Block 12, West Hill Addition, a.k.a. 210 Twelfth Street S.
- 2) Cory Weisbeck requests permission, as per site plan submitted, for 1) existing residence to remain 16' from the East property line rather than the required 25', which would be a 9' Building Variance and 2) 13.4' from the South property line rather than the required 15', which would be a 1.6' Building Variance, all on Lot 7, Kelley's Replat of Block 15, Hagerty & Lloyd Addition, a.k.a. 829 Fifth Avenue NE.
- 3) Sovereign Grace Church requests permission, as per site plan submitted, to 1) permit four wall signs rather than the permitted one, which would be a three Sign Variance, and 2) to permit 80sf of wall signage rather than the permitted 36sf, which would be a 44sf Sign Variance, all on Lot 3, American News First Subdivision to the City of Aberdeen, a.k.a. 206 Second Avenue SW.
- 4) Barb Thurman requests permission, as per site plan submitted, to construct a 6'x10' shed 17' from the East property line rather than the required 25', which would be an 8' Building Variance, all on Lot 16, Block 43, Hagerty & Lloyd Addition, a.k.a. 831 First Avenue NE.

- 5) Menard, Inc. requests permission, as per site plan submitted, to 1) permit the construction of a mini-storage facility consisting of twelve 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, which would be a Special Exception, and 3) to construct a mini-storage building 180' long rather than the permitted 120', which would be a 60' Maximum Length Variance and 4) to construct a mini-storage building 140' long rather than the permitted 120', which would be a 20' Maximum Length Variance and 5) to construct a mini-storage building 500' long rather than the permitted 120', which would be a 380' Maximum Length Variance and 6) to construct a mini-storage building 40' wide rather than the permitted 30', which would be a 10' Maximum Width Variance, and 7) to repurpose a mini-storage building that is 60' wide rather than the permitted 30', which would be a 30' Maximum Width Variance and 8) to construct a mini-storage building that is 40' wide rather than the permitted 30', which would be a 10' Maximum Width Variance and 9) 140' in length rather than the permitted 120', which would be a 20' Maximum Length Variance and 10) to construct a mini-storage building that is 168' long rather than the permitted 120', which would be a 48' Maximum Length Variance and 11) to construct a mini-storage building that is 40' wide rather than the required 30', which would be a 10' Maximum Width Variance and 12) 300' long rather than the permitted 120', which would be a 180' Maximum Length Variance and 13) to construct a mini-storage building that is 300' long rather than the permitted 120', which would be a 180' Maximum Length Variance, and 14) to construct a mini-storage building that is 300' long rather than the permitted 120', which would be a 180' Maximum Length Variance and 14) to construct a mini-storage building that is 384' long rather than the permitted 120', which would be a 264' Maximum Length Variance, and 15) to construct a mini-storage building that is 170' long rather than the permitted 120', which would be a 50' Maximum Length Variance and 16) 40' wide rather than the permitted 30', which would be a 10' Maximum Width 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.
- 6) Rob Hengel requests permission, as per site plan submitted, to permit the open storage and parking of vehicles, trailers, materials and equipment for an electrical business, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, all on Lot 1, Wagner Holding's Subdivision of Lot 1, Pheasant Run Second Subdivision, a.k.a. 925 Convention Center Street N.
- 7) Jay & Daline Gellhaus request permission, as per site plan submitted, to 1) install a freestanding sign with 4'x6' and 3'x6' panels 0' from the East property line rather than the required 5', which would be a 5' Sign Setback Variance, and 2) 1' from the North property line rather than the required 5', which would be a 4' Sign Setback Variance, all on The North 80' of the West 4' of Lot 15 and North 80' of Lot 16, Block 53, Second Addition to Aberdeen, a.k.a. 902 Main 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).*