

MINUTES
ABERDEEN CITY PLANNING COMMISSION
January 18, 2022

The City Planning Commission was called to order by Acting Chairman Ward Schumacher. Members present at roll call were Schumacher, Lien, Cogley, and Woodward via telephone. Also present were Brett Bill, Planning & Zoning Director, Ken Hubbard, City Planner, Eric Miller, City Planner, Joe Gaa, City Manager, and Amanda Kamphuis, Aberdeen City Planning Commission Secretary.

Lien moved, and Cogley seconded, to approve the Aberdeen City Planning Commission Minutes of December 21, 2021, all members voting aye, the motion carried.

OPEN FORUM – No one was present.

There being no old business, Acting Chairman Schumacher began with new business as follows:

- 1) A recommendation of Approval and Adoption, by the City Council, of an Ordinance Amending the Aberdeen City Code regarding dwellings in I-2 Unrestricted Industrial Districts. Brett Bill, Planning & Zoning Director, stated the City Attorney has prepared an ordinance amending the Aberdeen City Code regarding residential dwellings in an I-2 Unrestricted Industrial District. This ordinance amendment is being recommended in order to provide a special exception, from the Aberdeen Board of Zoning Adjustment, for a limited occupancy, on-premises residency for an individual who serves an integral need for the industrially related land use. Following discussion, item failed for lack of a motion.
- 2) Tax Increment Finance District No. 37 Project Plan. This item was withdrawn by applicant prior to the meeting.
- 3) A Preliminary and Final Plat described as “Aberdeen Recreation Trail Addition to the City of Aberdeen, in the N½ and in the SW¼ of Sec. 7-T123N-R63W and in the NW¼ of Sec. 18-T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1822 Twenty-Fourth Ave. NE, 1312 & 1315 Twelfth Ave. NE, 1202 & 1203 Fifth Ave. NE (City bike trail between Third Ave. NE and Twenty-Fourth Ave. NE) was submitted by the City of Aberdeen. Eric Miller stated the petitioner is requesting this Preliminary and Final Plat in order to combine multiple underlying lots along with vacated railroad right-of-way into five lots to clarify the property’s legal description. This property is the City owned bike trail and a Petition to Rezone these lots was submitted in conjunction with this plat. Following discussion, Lien moved, and Cogley seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 4) A Rezone from (R-2) Medium Density Residential District, (R-3) High Density Residential District, (R-5) Trailers, Trailer Parks, and Planned Residential Area, (C-2) Highway Commercial District, and (A-2) Green Belt District to (M) Municipal, State, and County Use District and (A-2) Green Belt District described as “Aberdeen Recreation Trail Addition to City of Aberdeen, in the N½ and in the SW¼ of Sec. 7-

T123N-R63W and in the NW¼ of Sec. 18-T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1822 Twenty-Fourth Ave. NE, 1312 & 1315 Twelfth Ave. NE, 1202 & 1203 Fifth Ave. NE (City bike trail between Third Ave. NE and Twenty-Fourth Ave. NE) was submitted by the City of Aberdeen. Eric Miller stated the petitioner is requesting this Petition to Rezone in order to eliminate the split zoning of this property. Following discussion, Cogley moved, and Lien seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.

- 5) A Petition to Vacate Public R.O.W. described as “Lawson Street North Public R.O.W. adjacent to Lots 1-12, Block 1, Halstead’s First Subdivision, Merton Street North Public R.O.W. adjacent to Lots 1-4, Block 2 and Block 5, Halstead’s First Subdivision, and McCoy Street North Public R.O.W. adjacent to Lots 1-12, Block 3, and Twelfth Ave. NE Public R.O.W. adjacent to Lots 1-3, Block 4, Lots 12, Block 1, and Lot 12, Block 3, Halstead’s First Subdivision in Aberdeen, in the SE¼ of Sec. 7-T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. Between 1400 block of Fifteenth Ave. NE and Twelfth Ave. NE) was submitted by Reif Project Services, LLC. Eric Miller stated the petitioner is submitting this Petition to Vacate all of the right-of-way within a previously platted subdivision, that was never developed, with the intention of replating the property for future residential development. A new plat of this property was submitted in conjunction with this Petition to Vacate the right-of-way. Following discussion, Cogley moved, Lien seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 6) A Preliminary and Final Plat described as “Pine Haven Estates 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. Between 1400 block of Fifteenth Ave. NE and Twelfth Ave. NE) was submitted by Reif Project Services, LLC. Eric Miller stated the petitioner is requesting this Preliminary and Final Plat in order to vacate an existing, undeveloped, subdivision and incorporate the newly vacated R.O.W. to create a new subdivision that will be more conducive to development. This subdivision will contain 31 lots for single-family residences. All of the proposed lots conform to current subdivision regulations. Following discussion, Lien moved, and Cogley seconded, to approve with the stipulation that the petitioner submits a Petition to Rezone the lots along the west, south, and east boundaries of this subdivision to eliminate the split zoning resulting from this plat and vacating the adjacent R.O.W. Upon roll call, all members voting aye, the motion carried.
- 7) A Rezone from (R-2) Medium Density Residential District to (M) Municipal, State, and County Use District described as “Lot 2, Randall First Subdivision and Lots 6&7, Block 1, Normal Addition to Aberdeen, in the SE¼ of Sec. 24-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1516, 1522 & 1526 Herret Street S.) was submitted by Northern State University. Eric Miller stated the petitioner is requesting this Petition to Rezone in order to bring the property into a district that would allow for a variety of uses associated with a State University. Following discussion, Cogley moved, and Lien seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.

- 8) A Rezone from (R-2) Medium Density Residential District to (M) Municipal, State, and County Use District described as “Lots 1&2, and the North 3’ of Lot 3, Subdivision of the North 421.7’ of Block 9, Simmon’s First Addition to Aberdeen, in the SW¼ of Sec. 24-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1217 & 1219 Lincoln Street S) was submitted by Northern State University. Eric Miller stated the petitioner is requesting this Petition to Rezone in order to bring the property into a district that would allow for a variety of uses associated with a State University. Following discussion, Cogley moved, and Lien seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 9) A Rezone from (C-1/R-4) Neighborhood Commercial District/Special Density Residential District to (M) Municipal, State, and County Use District described as “Lot 2, Johnson’s Replat of Lots 5-6, Block 26, Thomas Addition and Lot 2, Johnson’s First Replat of Johnson’s Replat of Lots 5-6, Block 26, Thomas Addition to Aberdeen, in the NE¼ of Sec. 24-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 215 & 219 Twelfth Ave. SE) was submitted by Northern State University. Eric Miller stated the petitioner is requesting this Petition to Rezone in order to bring the property into a district that would allow for a variety of uses associated with a State University. Following discussion, Lien moved, and Cogley seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 10) A Preliminary and Final Plat described as “ADC 2021-1 Subdivision to the City of Aberdeen, in the NE¼ of Sec. 16-T123N-T63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 507 & 515 Enterprise St N) was submitted by Aberdeen Development Corporation. Eric Miller stated the petitioner is requesting this Preliminary and Final Plat in order to combine two lots into one larger legal parcel to allow for conveyance and future development. At their December 9, 2021 meeting, the Aberdeen Board of Zoning Adjustment granted a Special Exception for the open storage of vehicles, machinery, and building materials for Huff Construction at this location. This approval was granted with stipulations including this replat and that a building permit to construct their new shop must be obtained by December 9, 2023. Following discussion, Cogley moved, and Lien seconded, to approve with the following stipulations: 1) that a building permit to construct a new shop at this location is obtained by December 9, 2023, and 2) that all other Aberdeen Board of Zoning Adjustment stipulations relating to the Special Exception for open storage are adhered to. Upon roll call, all members voting aye, the motion carried.
- 11) A Preliminary and Final Plat described as “Hub City Downtown First Addition to the City of Aberdeen, in the SW¼ of Sec. 13-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 114 & 116 Main Street S – Van Slyke Building) was submitted by Hub City Downtown, LLC. Eric Miller stated the petitioner is requesting this Preliminary and Final Plat in order to combine multiple underlying lots into one parcel to allow for the future renovation of this mixed-use building with commercial space on the first floor and residential uses in the remainder of the building. The petitioners intend to submit a TIF project plan in order to help fund this future renovation. Following discussion, Cogley moved, and Lien seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.

- 12) A Preliminary and Final Plat described as “Webb Shoe Company First Addition to the City of Aberdeen, in the SW¹/₄ of Sec. 13-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 315 & 317 Main Street S – Webb Building) was submitted by Mauriece E. Webb Trust. This item was withdrawn by applicant prior to the meeting.

There being no further business before the Commission, Woodward moved, and Cogley seconded, to adjourn the meeting, all members voting aye, the motion carried.

Submitted by,

Amanda Kamphuis
Planning Commission Secretary
January 18, 2022