

MINUTES
BOARD OF ZONING ADJUSTMENT
February 9, 2023

The Board of Zoning Adjustment Meeting was held on Thursday, February 9, 2023, in the Aberdeen City Hall, First Floor Council Chambers, Aberdeen, South Dakota with Babcock presiding as Chairman. Chairman Babcock called the meeting to order. Members present at roll call were VanDeRostyne, Weigel, Babcock, Grebner, and Schumacher. Also present were Brett Bill, Planning & Zoning Director, Ken Hubbard, City Planner, Eric Miller, City Planner, David Dosch, Code Enforcement Officer, Paula Nelson, Code Enforcement Officer, and Amanda Kamphuis, Board of Zoning Adjustment Secretary.

Grebner moved, and Weigel seconded, to approve the Board of Zoning Adjustment Minutes of December January 12, 2023, all members voting aye, the motion carried.

OPEN FORUM – No one was present.

- 1) Plaza Rentals, LLP requests permission, as per site plan submitted, to permit a drive-up window for a permitted retail or service establishment, which would be a Special Exception in the (C-1) Neighborhood Commercial Zoning District, all on Lots 11-15, Block 25, Roches East Side Addition, ex Highway, a.k.a. 2401 Third Avenue SE. Chad Lyke was present to represent the property. Grebner moved, and VanDeRostyne seconded, to approve with the following stipulations: 1) Property must be rezoned to (C-1) Neighborhood Commercial Zoning District, 2) Planning Commission must review and approve the proposed use, building, and signage prior to permitting, 3) Plans must be approved consolidating underlying parcels into one lot, 4) Plans must be approved and permit obtained prior to permitting, 5) Property lines must be located to verify setbacks at time of inspection, 6) All required inspections must be completed, and 7) Engineering Department must approve proposed access locations and traffic impacts prior to permitting. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION APPROVED.**
- 2) Plaza Rentals, LLP requests permission, as per site plan submitted, to permit the open storage and parking of trailers, vehicles, equipment, and related items associated with a property maintenance company, which would be a Special Exception in the (I-2) Unrestricted Industrial Zoning District, all on Lot 1, Erdmann First Subdivision, a.k.a. 302 Fourth Street S. Chad Lyke was present to represent the property. Following discussion, Grebner moved, and Schumacher seconded, to approve with the following stipulations: 1) All vehicles must be licensed and operable, 2) No storage in corner visibility triangles, 3) Property must be maintained in a neat and orderly manner at all times, 4) This Special Exception is for Plaza Rentals only, as long as they are the owner/operators of proposed use, 5) The property must be kept free of trash, building material waste, and junk accumulations, and 6) Only business related trailers, vehicles, and equipment will be allowed. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION APPROVED.**
- 3) Park Plaza Rentals, Inc. and Animal Care Clinic request permission, as per site plan submitted, to (1) permit the operation of a veterinarian clinic, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, and (2) to permit kenneling, which would be a Special Exception, all on Lot 1, Park Plaza Addition, a.k.a. 1315 Sixth Avenue SE. Dr. Robin O'Neill

was present to represent the property. Following discussion, Grebner moved, and Weigel seconded, to approve with the following stipulations: 1) Plans must be approved and permit obtained prior to construction, 2) All required inspections must be completed, and 3) Any signage must be permitted prior to installation. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION APPROVED.**

- 4) Erdmann Properties, LLC and All Over Roofing request permission, as per site plan submitted, to permit the open storage and parking of vehicles, trailers, materials and equipment for a roofing business, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, all on Lots 1-2, Block 1, Highland Park Addition and the North 16' of the North ½ of Outlot A, I.S. Dayton's Outlots and Vacated Nicollet Avenue except Highway, a.k.a. 1209 Sixth Avenue SW. Terry West was present to represent the property. Following discussion, Grebner moved, and Schumacher seconded, to approve with the following stipulations: 1) This Special Exception is for All Over Roofing only, as long as they are the owner/operator of proposed use, 2) All items must be for use by All Over Roofing, no off-premises storage, 3) Property must be maintained in a neat and orderly manner at all times, 4) No storage in corner visibility triangle, 5) All stored trailers, equipment, and vehicles must be operable and currently licensed, and 6) The property must be kept free from trash, building material waste, and junk accumulations. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION APPROVED.**

- 5) Menard, Inc. requests permission, as per site plan submitted, to (1) permit the construction of a mini-storage facility consisting of 12 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 230' in length rather than the permitted 120', which would be a 110' Building Variance and (4) to construct a mini-storage building 230' in length rather than the permitted 120', which would be a 110' Building Variance and (5) to construct a mini-storage building 168' in length rather than the permitted 120', which would be a 48' Building Variance and (6) to construct a mini-storage building 180' in length rather than the permitted 120', which would be a 60' Building Variance, and (7) 40' in width rather than the permitted 30', which would be a 10' Building Variance and (8) to construct a mini-storage building 180' in length rather than the permitted 120', which would be a 60' Building Variance, and (9) 40' in width rather than the permitted 30', which would be a 10' Building Variance, and (10) to construct a mini-storage building that is 156' in length rather than the permitted, 120', which would be a 36' Building Variance, and (11) to construct a mini-storage building that is 40' wide rather than the permitted 30', which would be a 10' Building Variance and (12) 290' in length rather than the permitted 120', which would be a 170' Building Variance and (13) permission to construct a mini-storage building that is 290' in length rather than the permitted 120', which would be a 170' Building Variance, and (14) permission to construct a mini-storage building that is 290' in length rather than the permitted 120', which would be a 170' Building Variance, and (15) permission to construct a mini-storage building that is 360' in length rather than the permitted 120', which would be a 240' Building Variance, and (16) permission to construct a mini-storage building that is 156' in length rather than the permitted 120', which would be a 36' Building 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. Jamie Springer of IMEG was present to represent the property. Following discussion, Grebner moved, and VanDeRostyne seconded, to approve with the following stipulations: 1) A plat must be filed combining the lots into one parcel, 2) Plans must be

approved and a permit obtained prior to construction, 3) All required inspections must be completed, 4) Any signage must be permitted prior to installation, and 5) Must comply with all building and fire code requirements. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTIONS APPROVED. BUILDING VARIANCES APPROVED.**

OTHER BUSINESS:

- 1) Brett Bill introduced Brandon Smith as the City's newest Building Inspector.
- 2) Brett Bill discussed amending ordinances for mini-storage units.

There being no further business before the Board, Grebner moved, and VanDeRostyne seconded, to adjourn the meeting, all members voting aye, the motion carried.

Amanda Kamphuis
Board of Zoning Adjustment Secretary
February 9, 2023