

**MINUTES**  
**BOARD OF ZONING ADJUSTMENT**  
**March 10, 2022**

The Board of Zoning Adjustment Meeting was held on Thursday, March 10, 2022, 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, Jeremiah Maxfield, Planning Technician, Paula Nelson, Code Enforcement Officer and Amanda Kamphuis, Board of Zoning Adjustment Secretary.

Weigel moved, and Schumacher seconded, to approve the Board of Zoning Adjustment Minutes of February 10, 2022, all members voting aye, the motion carried.


OPEN FORUM – No one was present.

- 1) Dan Mount and Ward Schumacher request permission, as per site plan submitted, to permit the open storage, parking or sale of motorcycles, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, all on Lots 9-10, Block 47, Bennett & Thomas Addition, a.k.a. 612 Fourth Street N. Dan Mount was present to represent the property. Following discussion, Grebner moved, and VanDeRostyne seconded, to approve with the following stipulations: 1) Open storage is limited to the area indicated with diagonal stripes in submitted site plan, 2) All vehicles must be licensed and operable per State Statute definition, 3) No illegal or unpermitted signage, 4) Property must be maintained in a neat and orderly manner at all times, 5) This Special Exception is for Dan Mount, as long as he is the owner/operator of proposed use, and 6) A maximum of 5 vehicles are permitted. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION APPROVED.**
  
- 2) Gatekeepers, LLC requests permission, as per site plan submitted, to 1) permit two residences on one lot, which would be an Appeal to the Board of Zoning Adjustment, and 2) to permit 4 dwelling units rather than the permitted one, which would be a three unit Maximum Density Variance and 3) to allow 4 units on a 7,100sf lot rather than the required 15,000sf, which would be a 7900sf Minimum Lot Size Variance and 4) to permit four off-street parking stalls rather than the required 6, which would be a two stall Minimum Parking Stall Variance, all on Lots 11-12, Block 12, Sullivan & Easton Addition, a.k.a. 1001 Main Street N. Todd Flynn and David Land were present to represent the property. Following discussion, Schumacher moved, and Weigel seconded, to deny item #1. Upon roll call, all members voting nay, the motion failed. Following further discussion, Grebner moved, and Weigel seconded, to approve item #1. Upon roll call, all members voting aye, the motion carried. **APPEAL APPROVED.** Following discussion, Grebner moved and Weigel seconded, to approve items #2 and #3 with the stipulation that all permits must be obtained prior to any construction. Upon roll call, all members voting aye, the motion carried. **MAXIMUM DENSITY VARIANCE APPROVED. MINIMUM LOT SIZE VARIANCE APPROVED.** Upon further discussion, VanDeRostyne moved, and Grebner seconded, to approve five off-street parking stalls rather than the required six. Upon roll call, all members voting aye, the motion carried. **MINIMUM PARKING STALL VARIANCE APPROVED.**

- 3) Secure Storage requests permission, as per site plan submitted, to 1) permit the operation of a mini-storage facility, which would be an Appeal to the Board of Zoning Adjustment in an (I-2) Unrestricted Industrial Zoning District, and 2) to permit the open storage of vehicles, which would be a Special Exception, and 3) to construct four mini-storage buildings that are 60' wide rather than the permitted 30', which would be four 30' Maximum Building Width Variances, all on Lot 1, Mardian Fourth Subdivision, a.k.a. 318 First Avenue SW. Chriss Gross was present to represent the property. Following discussion, Grebner moved, and VanDeRostyne seconded, to approve items #1 -3 with the following stipulations: 1) New plat must provide at least 20' between buildings and south lot lines to allow for fire separation and access for fire operations, 2) Open storage is limited to area indicated on site plan, 3) Licensed and operable vehicles only per State Law definition, and 4) All required inspections must be completed for previously permitted structures. Upon discussion, applicant withdrew his request. **ITEM WITHDRAWN BY APPLICANT.**
  
- 4) Hearing for possible revocation of Special Exception for the open storage, parking and sale of vehicles and moving vehicle rentals in a (C3/R4) Central Business/Special Density Residential Zoning District granted by the Aberdeen Board of Zoning Adjustment on June 11, 2020, all on Lots 1&2, Block 16, Original Plat of Aberdeen, a.k.a. 6 First Street S. Frank and Catherine Infante were present to represent the property. Following discussion, Schumacher moved, and Weigel seconded, to revoke the Special Exception. Upon roll call, VanDeRostyne aye, Weigel nay, Babcock nay, Grebner nay, Schumacher aye (2 aye, 3 nay), the motion failed. Following further discussion, the Special Exception will remain in effect unless revocation of Special Exception is brought before the Board again at a later date for non-compliance related issues.

OTHER BUSINESS:

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  
March 10, 2022