

MINUTES
BOARD OF ZONING ADJUSTMENT
April 13, 2023

The Board of Zoning Adjustment Meeting was held on Thursday, April 13, 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 Schumacher, Grebner, Babcock, Weigel, and Winter. Also present were Brett Bill, Planning & Zoning Director, Ken Hubbart, City Planner, Eric Miller, City Planner, Paula Nelson, Code Enforcement Officer, Stuart Nelson, Assistant City Engineer, Barry Dunlavy, Building Inspector, Benjamin Phillips, GIS Coordinator, Megan Kukowski, Economic Development Manager, Amanda Kamphuis, Compliance/Records Specialist, and Emily Ellingson, Board of Zoning Adjustment Secretary.

Grebner moved, and Winter seconded, to approve the Board of Zoning Adjustment Minutes of March 9, 2023, all members voting aye, the motion carried.

OPEN FORUM – No one was present.

Ken recited the Board of Zoning Adjustment Meeting Information and Procedure Statement.

OLD BUSINESS – None.

NEW BUSINESS:

- 1) Plaza Rentals, LLP and Ben Keller request permission, as per site plan submitted, to permit the open storage and parking of vehicles and associated items for an automotive repair business, all on Lot 2, B&K Subdivision in Block 52, West Aberdeen Addition, a.k.a. 902 Sixth Avenue SW. Ben Keller 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 or in the process of being repaired, (2) No parking in corner visibility triangles or public R.O.W's, (3) All refuse and bulk fluid containers must be stored in compliance with solid waste and fire code requirements, and (4) Property must always be maintained in a neat and orderly manner. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION APPROVED.**

- 2) Yelduz Shrine Center requests permission, as per site plan submitted, to permit the installation of a 6'6"x8'8" full color electronic message center sign, which would be a Special Exception in the (C-3/R-4) Central Business/Special Density Residential Zoning District, all on Lot 1, Yelduz Corner Subdivision in Aberdeen, South Dakota, a.k.a. 802 Main Street S. Devin Reints was present to represent the property. Following discussion, Grebner moved, and Weigel seconded, to approve item with the following stipulations: (1) Permit must be obtained prior to installation and (2) Sign must be operated in accordance with EMC sign ordinances. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION APPROVED.**

- 3) Barbara Wacholz requests permission, as per site plan submitted, to permit the operation of a daycare as a home occupation, which would be a Special Exception in the (R-2) Medium Density Residential Zoning District, all on Lot 1 & the North 20' of Lot 2, Block 15, First Addition to Highlands & the South 10' of Vacated 12th Avenue NE, a.k.a. 1121 Penn Street N. Barb Wacholz was present to represent the property. Following discussion, Grebner moved, and Schumacher seconded, to approve with the following stipulations: (1) Any provided yard/play area must be maintained as a fenced in area prior to the operation of this daycare commencing, (2) No more than one individual other than the owner, may work at the daycare at one time, (3) A floor plan must be submitted for review

showing the location used for childcare, (4) Age range of children, the number of children and hours of operation must be submitted, (5) This Special Exception is for the owner, as long as she/he is the owner/operator of the proposed use, (6) Announced and unannounced inspections must be permitted by the operator, (7) The operator must schedule a home inspection with the Building Inspection Department and the Fire Marshal in order to verify that Building and Fire Code requirements are met, and any recommended or required changes or modifications must be made, and (8) The daycare may not operate until a license has been granted by the Aberdeen City Council. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION APPROVED.**

OTHER BUSINESS:

- 1) Brett Bill announced Emily Ellingson as the new Board of Zoning Adjustment Secretary, Megan Kukowski as the new Economic Development Manager, and Benjamin Phillips as the new GIS Coordinator.

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

Emily Ellingson
Board of Zoning Adjustment Secretary
April 13, 2023