

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**April 19, 2022**

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

Lien moved, and Mitchell seconded, to approve the Aberdeen City Planning Commission Minutes of March 15, 2022, 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) Preliminary and Final Plat described as “Circus Bar 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. 14 & 16 Third Ave SE). Eric Miller stated the petitioner is requesting this Preliminary and Final Plat in order to combine two adjacent lots with previously independent buildings into one building on one legal parcel. The petitioners are in the process of renovating both the restaurant on the first floor and the apartments on the second and third floors. The first floor renovation will expand the existing restaurant area with the adjacent building that previously was utilized as a retail sales business. The petitioners also intend to add-on to the back of the building. Following discussion, Woodward moved, and Lien seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 2) Preliminary and Final Plat described as “Secure Storage, LLC Subdivision 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. 318 First Ave SW). This item was withdrawn by petitioner prior to the meeting.
- 3) Preliminary and Final Plat described as “Seitz Eagle First Addition to the City of Aberdeen, in the NW¼ of Sec. 23-T123N-R64W of the 5th P.M., Brown County, South Dakota.” (a.k.a. 1401 & 1423 Sixth Ave SW). Eric Miller stated the petitioner is requesting this Preliminary and Final Plat in order to combine and subdivide multiple underlying lots and previously vacated right-of-way into two legal parcels to allow for future conveyance and commercial development. This plat also rededicates previously vacated alley right-of-way to provide access to the south end of these newly platted lots. Following discussion, Woodward moved, and Mitchell seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 4) An Ordinance modifying the procedure to amend Chapter 60 – Zoning of the Aberdeen City Code. Eric Miller stated this ordinance is requested in order to update Section 60-287 and 60-288 in Aberdeen City Code regarding the procedure for petitioning amendments and protesting changes in zoning ordinance within the City of Aberdeen. These proposed changes to the language in these sections will now reflect recent changes to South Dakota Codified Law regarding the requirements to legally protest rezone ordinances. Following discussion, Mitchell moved, and Woodward seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.

- 5) An Ordinance transferring the Planning Commission in the Aberdeen City Code from Administration to Zoning. Eric Miller stated this ordinance is requested in order to transfer the sections in Chapter 2 (Administration) pertaining to the creation and establishment of the authority of the Planning and Zoning Commission to a new division in Article IX of Chapter 60 (Zoning) so that all relevant boards and commissions regarding municipal planning and zoning are in the same chapter of the Aberdeen City Code. Following discussion, Woodward moved, and Lien seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 6) Rezone from (I-2) Unrestricted Industrial District to (M) Municipal, State and County Use District described as “ADC 2019-1 First Subdivision to the City of Aberdeen, in the NE¼ of Sec. 16-T123N-R63W of the 5th P.M., Brown County, South Dakota.” (a.k.a. 4811 Maloney Ave NE). Eric Miller stated the petitioner is requesting this Petition to Rezone in order to bring the property into a district that will allow for a variety of municipal uses without exception. This lot is currently utilized as a drainage ditch. Following discussion, Woodward moved, and Mitchell seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 7) Rezone from (I-2) Unrestricted Industrial District to (M) Municipal, State, and County Use District described as “Wetland Lot A & Wetland Lot B, Aberdeen Industrial Park East Addition to Aberdeen, in the NE¼ of Sec. 16-T123N-R63W of the 5th P.M., Brown County, South Dakota.” (a.k.a. 4705 & 4710 Capital Ave NE). Eric Miller stated the petitioner is requesting this Petition to Rezone in order to bring the property into a district that will allow for a variety of municipal uses without exception. These lots are currently utilized as drainage ditches. Following discussion, Lien moved, and Woodward seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 8) Rezone from (I-2) Unrestricted Industrial District to (M) Municipal, State, and County Use Districted described as “Lot 1, Safeguard/ADC Subdivision in Aberdeen, in the NE¼ of Sec. 17-T123N-R63W of the 5th P.M., Brown County, South Dakota.” (a.k.a. 2830 Industrial Ave NE). Eric Miller stated the petitioner is requesting this Petition to Rezone in order to bring the property into a district that will allow for a variety of municipal uses without exception. This lot currently has a leased site for a cellular phone tower as well as open storage of dirt, gravel, and other raw materials for City use. Following discussion, Mitchell moved, and Woodward seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.

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

Submitted by,



Amanda Kamphuis  
Planning Commission Secretary  
April 19, 2022