

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**May 17, 2022**

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

Woodward moved, and Schumacher seconded, to approve the Aberdeen City Planning Commission Minutes of April 19, 2022, all members voting aye, the motion carried.

OPEN FORUM – No one was present.

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

- 1) Preliminary and Final Plat described as “ADC 2022-2 Addition to the City of Aberdeen, in the NE¼ of Sec. 17-T123N-R63W of the 5th P.M., Brown County, South Dakota.” (a.k.a. 2914 & 2916 Industrial Avenue NE). Eric Miller stated the petitioner is requesting this Preliminary and Final Plat in order to reconfigure lot lines between two separate legal parcels. This reconfiguration makes “Proposed Lot 2” larger in order to allow the petitioner ample space to operate a regional correctional facility for inmate housing. “Proposed Lot 1” is created in order to facilitate future conveyance and commercial development. Following discussion, Cogley moved, and Lien seconded, to approve with the stipulation that the petitioner submits a Petition to Rezone “Proposed Lot 2” to the (M) Municipal, State, and County Use District prior to beginning construction on this project. Upon roll call, all members voting aye, the motion carried.
- 2) Rezone from (I-2) Unrestricted Industrial District and (C-3/R-4) Central Business District/Special Density Residential District to (C-3/R-4) Central Business District/Special Density Residential District described as “Lot 1, Briscoe Second Addition to Aberdeen, in the SE¼ of Sec. 13-T123N-R64W of the 5th P.M., Brown County, South Dakota.” (a.k.a. 224 First Avenue SE). Eric Miller stated the petitioner is requesting this Petition to Rezone in order to eliminate split zoning on the property to permit the future construction of residential living space above the existing commercial space. Following discussion, Cogley moved, and Woodward seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 3) Tax Increment Finance District No. 38 Project Plan. (a.k.a. 1409 Roosevelt St N and 2024 Fifteenth Ave NE). Eric Miller stated the petitioner has submitted this Tax Increment Finance District (TIF) with the intention of developing a retirement community. This development will consist of 10 residential retirement villas, 48 assisted living units, and 26 memory care units. It will also include a central facility housing a library, theatre, fitness room, therapy room, whirlpool rooms, and gathering areas. This development is expected to provide 84 new residential units and create 40 new jobs. The purpose of the TIF is to help fund the necessary installation of infrastructure (water, sewer, curb, gutter, sidewalks, and streets) and a large city park within this development, as well as helping with professional, engineering, and financing costs. These improvements will serve the residents residing within the development with the necessary curb, gutter, sidewalks, and streets along with access to city water and sewer. The

City Finance Office has reviewed this TIF Project Plan and has given it his tentative approval. The TIF No. 38 Project Plan appears to satisfy the requirements set forth by South Dakota Codified Law. Following discussion, Mitchell moved, and Woodward seconded, to approve with the stipulations that the petitioner is granted a Special Exception for a Group Project and that a plat is submitted and approved that creates separate lots for any land uses not included in the Group Project. Chairman Marske called for a roll call vote. Upon roll call, Cogley aye, Lien aye, Woodward aye, Mitchell aye, Schumacher aye, and Marske aye (6 aye, 0 nay), the motion carried.

- 4) Permission to replace two decks on a property located in a (C-1/R-4) Neighborhood Commercial District/Special Density Residential District described as “Lots 1-6, Block 2, Simmons First Addition in Aberdeen, in the SW¼ of Sec. 24-T123N-R64W of the 5th P.M., Brown County, South Dakota.” (a.k.a. 1216 Main Street S). Eric Miller stated the petitioner is requesting permission to construct two 4’x7’ decks on the east side of this building. Aberdeen City Code requires Planning Commission approval to complete work on structures within the (C-1) Neighborhood Commercial District. The existing decks were in disrepair and were a safety issue, therefore, a permit was issued for this work prior to Planning Commission approval. Following discussion, Schumacher moved, and Lien seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.

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

Submitted by,

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Amanda Kamphuis  
Planning Commission Secretary  
May 17, 2022