

MINUTES
BOARD OF ZONING ADJUSTMENT
June 10, 2021

The Board of Zoning Adjustment Meeting was held on Thursday, June 10, 2021 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 Weigel, VanDeRostyne, Babcock, Grebner, and Schumacher. Also present were Brett Bill, Planning & Zoning Director, Ken Hubbart, City Planner, Eric Miller, City Planner, Jeremiah Maxfield, Planning Technician, and Amanda Kamphuis, Board of Zoning Adjustment Secretary.

Grebner moved, and VanDeRostyne seconded, to approve the Board of Zoning Adjustment Minutes of May 13, 2021, all members voting aye, the motion carried.

OPEN FORUM – No one was present.

- 1) NSU and SDN requested permission, as per site plan submitted, to construct a 43' tall small cell tower, which would be a Special Exception in a (M) Municipal, State and County Use District, all on The Unplatted Area East of Aberdeen Steel Buildings Outlot A, a.k.a. 1202 State Street S. There being no representative present, this item was moved to the end of the agenda.
- 2) NSU and SDN requested permission, as per site plan submitted, to construct a 43' tall small cell tower, which would be a Special Exception in a (M) Municipal, State and County Use District, all on Lot 1, NSU Athletic Field Addition, a.k.a. 1416 State Street S. There being no representative present, this item was moved to the end of the agenda.
- 3) J&S, LLC requested permission, as per site plan submitted, to 1) construct two mini-warehouse buildings, which would be a Special Exception in a (C-2) Highway Commercial Zoning District and 2) to construct two mini-warehouse buildings that are 40' wide rather than the permitted 30', which would be two 10' Building Variances and 3) to construct two mini-warehouse buildings that are 150' long rather than the permitted 120', which would be two 30' Building Variances and 4) to construct two mini-warehouse buildings with 18' tall sidewalls rather than the permitted 16', which would be two 2' Building Variances, all on Lot 2B, Jones Commercial Park Fourth Subdivision in the SE¼ Sect. 16-T123N-R63W, a.k.a. 330 Enterprise Street S. There being no representative present, this item was moved to the end of the agenda.
- 4) Target Corporation requested permission, as per site plan submitted, to temporarily place a 50'x200' temporary construction staging tent, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1, First Replat of Lamont's First Addition, a.k.a. 3316 Seventh Avenue SE. Jared Kaiser was present to represent the property. Following discussion, Grebner moved, and Schumacher seconded, to approve with the stipulation that the tent will need to be removed prior to the issuance of a Certificate of Occupancy. Upon roll call, all members voting aye, the motion carried. **APPEAL APPROVED.**
- 5) John Papendick requested permission, as per site plan submitted, to construct a 10'x16' accessory structure 4' from the North property line rather than the required 10', which would be a 6' Building Variance, all on Lots 4,5 &6, Block 13, Corrected Plat of the Highlands, a.k.a. 1215 First Street N. Prior to the meeting, the request was amended to construct a 10'x16' accessory structure 7' from the North property line rather than the required 10', which would be a 3' Building Variance. John Papendick was present to represent this property. Following discussion, Grebner moved, and VanDeRostyne seconded, to approve the amended request with the following stipulations: 1) A permit must be obtained prior to installation; 2) All required inspections must be completed; and 3) Property lines must be located to verify setbacks at time of inspection. Upon roll call, all members voting aye, the motion carried. **BUILDING VARIANCE APPROVED.**

- 6) Aberdeen Development Corporation and Community First Broadcasting requested permission, as per site plan submitted, to permit a new telecommunication facility, which would be a Special Exception in a (C-3/R-4) Central Business/Special Density Residential Zoning District, all on Lot 1, Malchow's First Addition to the City of Aberdeen, a.k.a. 506 Main Street S. Steven Heaton was present to represent the property. Following discussion, Grebner moved, and VanDeRostyne seconded, to approve with the stipulation that a permit is obtained at time of antenna installation. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION APPROVED.**

- 1) NSU and SDN requested permission, as per site plan submitted, to construct a 43' tall small cell tower, which would be a Special Exception in a (M) Municipal, State and County Use District, all on The Unplatted Area East of Aberdeen Steel Buildings Outlot A, a.k.a. 1202 State Street S. Following discussion, Grebner moved, and Weigel seconded, to approve with the stipulation that a permit must be obtained prior to installation. Upon roll call, Weigel aye, VanDeRostyne aye, Babcock aye, Grebner aye, Schumacher abstain (4 aye, 1 abstain), the motion carried. **SPECIAL EXCEPTION APPROVED.**

- 2) NSU and SDN requested permission, as per site plan submitted, to construct a 43' tall small cell tower, which would be a Special Exception in a (M) Municipal, State and County Use District, all on Lot 1, NSU Athletic Field Addition, a.k.a. 1416 State Street S. Following discussion, Grebner moved, Weigel seconded, to approve with the stipulation that a permit must be obtained prior to installation. Upon roll call, Weigel aye, VanDeRostyne aye, Babcock aye, Grebner aye, Schumacher abstain (4 aye, 1 abstain), the motion carried. **SPECIAL EXCEPTION APPROVED.**

- 3) J&S, LLC requested permission, as per site plan submitted, to 1) construct two mini-warehouse buildings, which would be a Special Exception in a (C-2) Highway Commercial Zoning District and 2) to construct two mini-warehouse buildings that are 40' wide rather than the permitted 30', which would be two 10' Building Variances and 3) to construct two mini-warehouse buildings that are 150' long rather than the permitted 120', which would be two 30' Building Variances and 4) to construct two mini-warehouse buildings with 18' tall sidewalls rather than the permitted 16', which would be two 2' Building Variances, all on Lot 2B, Jones Commercial Park Fourth Subdivision in the SE¼ Sect. 16-T123N-R63W, a.k.a. 330 Enterprise Street S. Dave Ochs was present to represent this property. Following discussion, Grebner moved, and Schumacher seconded, to approve item #1 with the following stipulations: 1) Plans must be approved and permit obtained prior to construction; 2) All required inspections must be completed; and 3) Property lines must be located to verify setbacks at time of inspection. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION APPROVED.** Upon further discussion, Grebner moved, and Schumacher seconded, to approve items #2-#4 with the stipulation that they must comply with all building and fire requirements. Upon roll call, all members voting aye, the motion carried. **BUILDING VARIANCES APPROVED.**

OTHER BUSINESS:

Grebner moved, and Schumacher seconded, to adjourn the meeting.

Amanda Kamphuis
Board of Zoning Adjustment Secretary
June 10, 2021