

**MINUTES  
ABERDEEN CITY PLANNING COMMISSION  
JUNE 20, 2023**

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

Woodward moved, and Lien seconded, to approve the Aberdeen City Planning Commission Minutes of May 16, 2023, 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 “Washington Holdings Addition to the City of Aberdeen in the NW1/4 of Section 24-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota,” (1112 & 1124 Second Street South – one block northeast of Simmons Middle School). Eric Miller stated the petitioner is submitting this Preliminary and Final Plat in order to combine multiple underlying lots to allow for future commercial development. Following discussion, Rux moved, and Woodward seconded, to approve with the stipulation that sidewalks are installed in accordance with Section 46-127 of Aberdeen City Code. Upon roll call, all members voting aye, the motion carried.
- 2) Preliminary and Final Plat described as “Brown County Commissioner’s Fourth Subdivision to the City of Aberdeen in the NE¼ of Section 13-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota,” (402 Lloyd Street North & 711 Fourth Avenue NE – Three blocks north of Schwan’s Recreation). Eric Miller stated the petitioners are requesting this Preliminary and Final Plat in order to combine multiple underlying lots to allow for future conveyance and residential development. This property does not meet the 50’ minimum lot width size requirement for this zoning district; therefore, the petitioner has applied for a lot size variance. The Board of Zoning Adjustment will hear this request at their July 13, 2023, meeting. Following discussion, Rux moved, and Lien seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 3) Tax Increment Finance District No. 40 Project Plan. Jay Gellhaus was present to represent the property. Eric Miller stated the petitioner is requesting this Tax Increment Finance District (TIF) to fund construction expenses, improvements, professional/engineering, and financing costs necessary to improve, redevelop, and repurpose dilapidated apartment complex buildings. This redevelopment and repurposing will consist of seven buildings, each containing residential rental units, and a courtyard. As infrastructure is already in place, substantially all of the improvements will be interior demolition, construction and reconstruction, renovation, and exterior improvements. The City Finance Officer has reviewed this TIF project plan and has given it his tentative approval. The TIF No. 40 Project Plan appears to satisfy the requirements set forth by South Dakota Codified Law. Rux questioned if the TIF would pay off in 20 years, with Jay Gellhaus stating that it wouldn’t. Following discussion, Woodward moved, and Lien seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 4) Petition to Rezone from (C-3/R-4) Central Business District/Special Density Residential District to (R-3) High Density Residential District described as “Lot 7 and the east ½ of Lot 8, Block 35 Second Addition to Aberdeen, in the NW¼ of Section 24-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota,” (315 Sixth Avenue SW – Three houses west of Palm Garden). Eric Miller stated the petitioner is requesting this

petition to rezone in order to bring the property into a district that is consistent with its residential use. The petitioner has requested permission to operate a temporary homeless shelter at this location which is an appeal of Zoning Ordinance. The Board of Zoning Adjustment will hear this request at their July 13, 2023, meeting. Following discussion, Rux moved, and Woodward seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.

- 5) Preliminary and Final Plat described as “Aaron and Jaela Schultz First Subdivision to the City of Aberdeen in the SE¼ of Section 12-T123N-R64W of the 5<sup>th</sup> P.M., Brown County South Dakota,” (1409 State Street North – One block west of North Highland United Methodist Church). Eric Miller stated the petitioners are submitting this Preliminary and Final Plat in order to combine multiple underlying lots to allow for the construction of an addition to their home. Following discussion, Lien moved, and Rux seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.

#### OTHER BUSINESS

- 1) Brett Bill announced his resignation from the City effective September 1, 2023.

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

Submitted by,

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Emily Ellingson  
Planning Commission Secretary  
May 20, 2023