

**MINUTES
BOARD OF ZONING ADJUSTMENT
July 8, 2021**

The Board of Zoning Adjustment Meeting was held on Thursday, July 8, 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, Fjeldheim, Babcock, and Grebner. Also present were Brett Bill, Planning & Zoning Director, Ken Hubbart, City Planner, Eric Miller, City Planner, and Jeremiah Maxfield, Planning Technician.

VanDeRostyne moved, and Grebner seconded, to approve the Board of Zoning Adjustment Minutes of June 10, 2021, all members voting aye, the motion carried.

OPEN FORUM – No one was present.

- 1) Maddie Wilson requested permission, as per site plan submitted, to operate a licensed group family daycare center, which would be an Appeal to the Board of Zoning Adjustment in a (C-2) Highway Commercial Zoning District, all on The North 44' of Lots 6&7, Block 2, Garden Park Addition, a.k.a. 901 Sixth Avenue SW. Maddie Wilson was present to represent the property. Grebner moved, and VanDeRostyne 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) A floor plan must be submitted for review showing the location used for childcare, 3) This Appeal is for the owner, as long as she/he is the owner/operator of the proposed use, 4) Announced and unannounced inspections must be permitted by the operator, 5) 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 6) The owner/operator and any employees must maintain their license with the State of South Dakota, Department of Social Services. Upon roll call, all members voting aye, the motion carried. **APPEAL APPROVED.**

- 2) Dwight Rieger requested permission, as per site plan submitted, to replace 4'x8' front entryway 23'2" from the West property line rather than the required 25', which would be a 1'10" Building Variance, all on Lot 12, Block 4, Draeger's & Yeager's Addition, a.k.a. 209 Boyd Street S. Dwight Rieger was present to represent the property. Grebner moved, and Fjeldheim seconded, to approve the existing residence to remain 22' from the West property line rather than the required 25', which would be a 3' Building Variance with the following stipulations: 1) All required inspections must be completed, and 2) 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.**

OTHER BUSINESS:

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

Amanda Kamphuis
Board of Zoning Adjustment Secretary
July 8, 2021