

MINUTES
BOARD OF ZONING ADJUSTMENT
August 10, 2023

The Board of Zoning Adjustment Meeting was held on Thursday, August 10, 2023, in the Aberdeen City Hall, First Floor Council Chambers, Aberdeen, South Dakota with Weigel presiding as Acting Chairman. Acting Chairman Weigel called the meeting to order. Members present at roll call were Grebner, Weigel, Schumacher, Winter and Fjeldheim. Also present were Ken Hubbart, City Planner, Benjamin Phillips, GIS Coordinator, Mike Thompson, Fire Marshal, Eric Miller, City Planner, Paula Nelson, Code Enforcement Officer, Brett Bill, Planning & Zoning Director, and Emily Ellingson, Board of Zoning Adjustment Secretary.

Grebner moved, and Winter seconded, to approve the Board of Zoning Adjustment Minutes of July 13, 2023, all members voting aye, the motion carried.

OPEN FORUM – No one was present.

Ken Hubbart recited the Board of Zoning Adjustment Meeting Information and Procedure Statement.

OLD BUSINESS – None.

NEW BUSINESS:

- 1) Kenneth Locke requested permission, as per site plan submitted for (1) existing residence to remain 14' from the South property line rather than the required 25', which would be an 11' Building Variance, and (2) for front deck to remain 9' from the South property line rather than the required 15', which would be a 6' Building Variance, and (3) for existing 8'x12' shed to remain 2' from the East property line rather than the required 5', which would be a 3' Building Variance, all on Lot 10, Block 42, Hagerty & Lloyd Addition, a.k.a. 805 Second Avenue NE. Kenneth Locke was present to represent the property. Following discussion, Grebner moved, and Schumacher seconded, to approve items #1-3. Upon roll call, all members voting aye, the motion carried. **BUILDING VARIANCE APPROVED**
- 2) AAB Engineering, LLC requested permission, as per site plan submitted, to provide 35 off-street parking stalls rather than the required 54, which would be a 19-stall Parking Variance, all on Lot C of Lot 2 of Howard's Outlot B, a.k.a. 600 Highway 281 N. Alan Betchan was present to represent the property. Following discussion, Grebner moved, and Fjeldheim seconded, to approve. Upon roll call, all members voting aye, the motion carried. **PARKING VARIANCE APPROVED.**
- 3) Titan Machinery requested permission, as per site plan submitted to permit the installation of a 58.5sf freestanding sign in addition to the existing 288sf freestanding sign, which would be an Appeal to the Board of Zoning Adjustment in the (C-2) Highway Commercial Zoning District, all on Lot 5, McIntyre's Subdivision, a.k.a. 4411 Sixth Avenue SE. Rick Thibert was present to represent the property. Following discussion, Grebner moved, and Schumacher seconded, to deny this item. Upon roll call, Fjeldheim nay, Winter aye, Weigel nay, Grebner nay, Schumacher nay (4 nay, 1 aye), the motion failed. Following further discussion, Grebner moved, and Schumacher seconded, to approve this item. Upon roll call, Fjeldheim aye, Winter nay, Weigel aye, Grebner aye, Schumacher aye (4 aye, 1 nay), the motion carried. **APPEAL APPROVED.**
- 4) Judy Bitz requested permission as per site plan submitted, for (1) existing residence to remain 12' from the West property line rather than the required 25', which would be a 13' Building Variance, in order to (2) construct a 7'x6' front deck 6' from the West property line rather than the required 15', which would be a 9' Building Variance, all on Lots 945-946, Morning Heights Extended Addition to

Aberdeen, a.k.a. 1105 Cochrane Street S. Michael Bobby was present to represent the property. Following discussion, Grebner moved, and Schumacher seconded, to approve item #1. Upon roll call, all members voting aye, the motion carried. **BUILDING VARIANCE APPROVED.** Following further discussion, Grebner moved, and Fjeldheim seconded to approve item #2 with the following stipulations: (1) Plans must be approved, and permit obtained prior to construction. (2) All required inspections must be completed. (3) Property pins must be located to verify setbacks at time of inspection. Upon roll call, all members voting aye, the motion carried. **BUILDING VARIANCE APPROVED.**

- 5) Dakotaland Federal Credit Union requested permission, as per site plan submitted to install a freestanding electronic message board sign panel, which would be a Special Exception in a (C3/R4) Central Business/Special Density Residential Zoning District, all on Lot 1, Dakotaland Subdivision, a.k.a. 224 Sixth Avenue SE. Ryan Goehner was present to represent the property. Following discussion, Grebner moved, and Schumacher seconded, to approve this item with the following stipulations: (1) Permit must be obtained prior to installation of the EMC panel. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION APPROVED.**
- 6) Brown County requested permission, as per site plan submitted, to plat a lot in a (R-3) High Density Residential Zoning District that is 35' wide rather than the permitted 50', which would be a 15' Minimum Lot Width Variance, all on Lot 10 & the North 10' of Lot 11, Block 10, Hagerty & Lloyd Addition, a.k.a. 605 Arch Street N. Brett Bill was present to represent the property. Following discussion, Grebner moved, and Winter seconded, to approve this item. Upon roll call, all members voting aye, the motion carried. **MINIMUM LOT WIDTH VARIANCE APPROVED.**
- 7) George Dennert requested permission, as per site plan submitted, to construct a 13'x13.5' carport 18.5' from the North property line rather than the required 25', which would be a 6.5' Building Variance, all on Lots 815-816, Morning Heights Extended Addition, a.k.a. 902 High Street S. **ITEM WITHDRAWN BY APPLICANT.**

OTHER BUSINESS:

- 1) Brett Bill presented board member Bill Winter with a plaque for his years of service, as this was his last meeting.
- 2) Brett Bill announced that this would be his last meeting and thanked the board for everything over the years.

There being no further business before the Board, Grebner moved, and Winter seconded, to adjourn the meeting, all members voting aye, the motion carried.

Emily Ellingson
Board of Zoning Adjustment Secretary
August 10, 2023