

MINUTES
ABERDEEN CITY PLANNING COMMISSION
September 19, 2023

The City Planning Commission was called to order by Chairman Dean Marske. Members present at roll call were Mitchell, Woodward, Rux, Schumacher, Cogley and Marske. Also present were Eric Miller, Interim Planning & Zoning Director, Ken Hubbard, City Planner, Matt Hill, Building Inspector, Stuart Nelson, Public Works Director/City Engineer, and Emily Ellingson, Planning Commission Secretary.

Schumacher moved, and Woodward seconded, to approve the Aberdeen City Planning Commission Minutes of August 15, 2023, 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 “Refuge Retreats Fourth Addition to the City of Aberdeen, in the NE¼ of Section 18-T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 517, 520, 611, 614 & 711 Lancelot Drive North, 411, 412, 515, & 609 Queen Court, and 1723 Arthur’s Court - Southwest of Carlsen Funeral Home). Eric Miller stated the petitioner is requesting this Preliminary and Final Plat in order to establish stormwater storage easements within this development. These areas are to be controlled by the City and are exclusively for the use of the properties within the Refuge Retreats development. Following discussion, Rux moved, and Mitchell seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 2) Petition to Rezone from (C-2) Highway Commercial District & (R-3) High Density Residential District to (R-3) High Density Residential District described as “Lots 466 & 467, Morning Heights Subdivision to Aberdeen, in the NE¼ of Section 19-T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 616 Rock Street South – Southwest of Wendy’s Restaurant). Eric Miller stated the petitioner is requesting the petition in order to eliminate split-zoning and to bring the property into a district that is consistent with its residential use. Following discussion, Mitchell moved, and Woodward seconded, to approve this request. Upon roll call, Rux aye, Woodward aye, Mitchell aye. Schumacher aye, Marske aye, Cogley abstain (5 aye, 1 abstain), the motion carried.
- 3) Tax Increment Finance District No. 41 Project Plan. Rod Tobin was present to represent the property. Eric Miller stated that city staff needed more time to complete their review and recommend this item be postponed until the October 17, 2023, meeting. Following discussion, Cogley moved, and Rux seconded, to postpone this item until the regularly scheduled Planning Commission meeting of October 17, 2023. Upon roll call, all members voting aye, the motion carried.

OTHER BUSINESS

- 1) Eric Miller introduced Matt Hill as the City’s newest Building Inspector.

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

Submitted by,

Emily Ellingson
Planning Commission Secretary
September 19, 2023