

**MINUTES
ABERDEEN CITY PLANNING COMMISSION
October 17, 2023**

The City Planning Commission was called to order by Chairman Dean Marske. Members present at roll call were Mitchell, Woodward, Rux, Schumacher, Cogley, Lien and Marske. Also present were Eric Miller, Interim Planning & Zoning Director, Ken Hubbart, City Planner, Robin Bobzien, City Manager, Ron Wager, City Attorney, and Emily Ellingson, Planning Commission Secretary.

Schumacher moved, and Cogley seconded, to approve the Aberdeen City Planning Commission Minutes of September 19, 2023, all members voting aye, the motion carried.

OPEN FORUM – No one was present.

Chairman Marske began with old business as follows:

OLD BUSINESS

- 1) Tax Increment Finance District No. 41 Project Plan. Rod Tobin was present to represent the property. Eric Miller stated that city staff do not have sufficient information to make a recommendation regarding the Tax Increment Finance District No. 41 Proposal as submitted. Following discussion, Rux moved, and Lien seconded, to postpone this item until the regularly scheduled Planning Commission meeting of November 21, 2023. Upon roll call, all members voting aye, the motion carried.

NEW BUSINESS

- 1) Preliminary and Final Plat described as “Terry West Addition to the City of Aberdeen, in the NW¼ of Section 13-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 624 Main Street North – One block south of Scotty’s Diner). Eric Miller stated the petitioner is requesting this Preliminary and Final Plat in order to combine multiple underlying lots to allow for future residential development. The petitioner applied for lot coverage and setback variances in order to build a large garage on this property. The Board of Zoning Adjustment denied these requests at their October 12, 2023, meeting. Following discussion, Schumacher moved, and Cogley seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 2) Preliminary and Final Plat described as “Wyly First Addition to the City of Aberdeen, in the NW¼ of Section 25-T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 114 Church Drive – One block southwest of Zion Lutheran Church). Eric Miller stated the petitioner is requesting this Preliminary and Final Plat in order to combine multiple underlying lots to allow for future residential development. Following discussion, Rux moved, and Mitchell seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 3) Preliminary and Final Plat described as “Embury-Suedmeier First Addition to the City of Aberdeen, in the SE¼ of Section 19-T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1425 & 1501 Mel Ros Drive – Three blocks northeast of Sunshine Park). Eric Miller stated the petitioners are requesting this Preliminary and Final Plat in order to adjust the shared lot line to the north to allow for conveyance of a small strip of land and for residential development. At their September 14, 2023, meeting, the Board of Zoning Adjustment granted a setback variance to the owner of ‘Proposed Lot 2’ to allow for a garage addition on the north side of his house. Following discussion, Cogley moved, and Lien seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.

- 4) Preliminary and Final Plat described as “Les Schwab Addition to the City of Aberdeen, in the NE¼ of Section 20-T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 704 Melgaard Road South – South of Great Plains Blank). Eric Miller stated the petitioner is submitting the Preliminary and Final Plat in order to create a new legal parcel to allow for commercial development. At their January 12, 2023, meeting, the Board of Zoning Adjustment granted the petitioner’s request for a Special Exception for the open storage of items in relation to the operation of a tire business. Following discussion, Mitchel moved, and Rux seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.
- 5) Tax Increment Finance District No. 39 Proposal. Darin Beckius was present to represent the property. Eric Miller stated the petitioner has resubmitted this Tax Increment Finance District (TIF) Project Plan because there have been changes in the interest rate, costs, and timeline from the plan as originally approved. The purpose of the TIF request is to fund the necessary installation of infrastructure (water, sewer, curb, gutter, and streets) for this subdivision. These improvements will serve 66 single-family residential lots. Every lot in the new development will have the necessary curb, gutter, and streets along with access to city water and sewer. The TIF No. 39 Project Plan appears to satisfy the requirements set forth by the South Dakota Codified Law. Following discussion, Rux moved, and Cogley seconded, to approve this request. Upon roll call, all members voting aye, the motion carried.

OTHER BUSINESS

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

Submitted by,

Emily Ellingson
Planning Commission Secretary
October 17, 2023