

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**March 20, 2012**

The City Planning Commission was called to order by Chairman Mike Jung. Members present at roll call were Jung, Lien, Kezar, and Woodward. Rivett, Papousek, and Johnson were absent. Also present were John Stoll, City Planner, Brett Bill, Planning & Zoning Director, Ken Hubbard, City Planner, and Paula Nelson, Planning Commission Secretary.

Kezar moved and Woodward seconded to approve the minutes of February 21, 2012, all members voting aye, the motion carried.

There being no old business Chairman Jung began with new business as follows:

- 1) A preliminary and final plat described as “Lot 1, Schiver 4<sup>th</sup> Addition to Aberdeen in the NW ¼ of Section 24, T123N-R64W, Aberdeen, Brown County, South Dakota,” (a.k.a. 310 8<sup>th</sup> Ave SW) was submitted by George Schriver and Jim Schriver. John Stoll stated that the petitioners are requesting this preliminary and final plat in order to clean up the legal description of Lot 1 and Lot 2, Narregang’s 2<sup>nd</sup> Resubdivision of Lots 7, 8, 9, and 10 of Block 46, 2<sup>nd</sup> Addition to Aberdeen for the purpose of constructing a new home and garage. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “Lots 1-4, Highland Park Fourth Subdivision in the NW ¼ of Section 23, T123N-R64W of the 5<sup>th</sup> P.M, Aberdeen, Brown County, South Dakota,” (a.k.a. 1621, 1701, 1711, and 1743 6<sup>th</sup> Avenue SW) was submitted by J R & R II, LLC. John Stoll stated that the petitioners are requesting this preliminary and final plat in order to rearrange Lots 1 and 2 Highland Park 3<sup>rd</sup> Subdivision and Lot 2 Highland Park 2<sup>nd</sup> Subdivision into 4 new lots for the purpose of constructing a new Running’s store. Following discussion Lien moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “Lots 1-11, Prairie’s Edge Fifth Addition to the City of Aberdeen in the NW ¼ of Section 8, T123N-R63W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 2428, 2504, 2516, 2528, 2602, 2614, 2626, 2704, 2716, 2728 Whisper Wind Drive; 2501 Prairie Creek Drive) was submitted by Prairie’s Edge Development, LLC. John Stoll said that the petitioners are requesting this preliminary and final plat in order to subdivide Lot 1A, Block 6 Prairie’s Edge 2<sup>nd</sup> Addition into 11 lots for the purpose of future single family residential development. Following discussion Kezar moved and Lien seconded to approve, all members voting aye, the motion carried.
- 4) A preliminary and final plat described as “Lot 1 and Lot 2, Ganz First Consolidation Subdivision in the City of Aberdeen, South Dakota in the NE ¼ of Section 13, T123N-R64W,” (a.k.a. 411 and 415 Arch Street North) was submitted by William Rock III and Todd Ganz. John Stoll stated that the petitioners are requesting this preliminary and final

plat in order to consolidate Lots 5-8, Block 24, Hagerty and Lloyd Addition into 2 lots in order to remodel a home and construct a new garage. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye, the motion carried.

- 5) A preliminary and final plat described as “Lot 1 and Lot 2 Ringneck Homes First Addition in the NW ¼ of Section 14, T123N-R64W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 622 West Palmer Circle and 1710 Stewart Drive) was submitted by Ring Neck Homes, LLC. John Stoll stated that the petitioners are requesting this preliminary and final plat in order to subdivide Lot 1 of Rolling Hills 6<sup>th</sup> Addition into two lots for the purpose of constructing twin homes. The petitioner was granted a variance for setbacks from the Board of Zoning Adjustment on February 9, 2012. Following discussion Woodward moved and Kezar seconded to approve, all members voting aye, the motion carried.
- 6) A preliminary and final plat described as “Lot 1 and Lot 2 Biegler’s Third Subdivision in the SW ¼ of Section 14, T123N-R64W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1514 6<sup>th</sup> Avenue SW & 310 15<sup>th</sup> Street South) was submitted by Steven M. & Christy L. Biegler. John Stoll stated that the petitioners are requesting this preliminary and final plat in order to combine Lot 1, Biegler’s 1<sup>st</sup> Subdivision and Lot 1, Biegler’s 2<sup>nd</sup> Subdivision into two lots for future commercial development. The Board of Zoning Adjustment approved a special exception for a storage unit on proposed Lot 2, March 8, 2012. Following discussion Kezar moved and Lien seconded to approve, all members voting aye, the motion carried.
- 7) A vacation of public right-of-way described as “1) 16’ wide alley between East 50’ of Lot 6, Block 66 and Lots 7 and 8, Block 66 and between Lot 19, Block 67 and Lots 13, 14, 15, 16, 17, and 18, Block 67, all in Hagerty and Lloyds Corrected Plat to Aberdeen, and 66’ wide x 16’ wide portion of Arch Street South, which is parallel and adjacent to above said description, and 16’ wide alley between: Lots 19, 20, 21, 22, and 24, Block 67, Hagerty and Lloyds Corrected Plat to Aberdeen and Lot 1 of Hagerty and Lloyds 5<sup>th</sup> Subdivision and Lot 7, Block 67, Hagerty and Lloyds Corrected Plat to Aberdeen,” (a.k.a. South of RR Ave SE; West of State St; North of 1<sup>st</sup> Avenue SE; East of Kline Street South) was submitted by Aberdeen Family YMCA. John Stoll stated that this right-of-way is currently unused and the Aberdeen Family YMCA is interested in including it into the property that they currently own for the purpose of future development of the YMCA Youth Development Center at 510 Railroad Avenue Southeast. Following discussion Kezar moved and Lien seconded to approve with the stipulation that the necessary utility easements are obtained. Following discussion Kezar moved and Lien seconded to approve, all members voting aye, the motion carried.
- 8) Permission to remodel a suite within a medical clinic located in the (C-1) Neighborhood Commercial District on property described as “Lots 1-4, St. Lukes Replat in Block 83, located in the SE ¼ of Section 13, Township 123 North, Range 64 West of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” was submitted by Avera St. Luke’s Hospital. John Stoll stated that the property owner is requesting permission to remodel a suite within a medical clinic. The remodel project will consist of a complete interior remodel of

Suite W-170. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye, the motion carried.

There being no further business before the Commission, Kezar moved and Woodward seconded to adjourn the meeting.

Submitted by,

Paula Nelson  
Planning Commission Secretary