

MINUTES
ABERDEEN CITY PLANNING COMMISSION
April 17, 2012

The City Planning Commission was called to order by Chairman Mike Jung. Members present at roll call were Kezar, Jung, Lien, and Johnson. Woodward, Papousek, and Rivett 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 Johnson seconded to approve the minutes of March 20, 2012, all members voting aye, the motion carried.

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

- 1) A petition to rezone from (R-2) Medium Density Residential District to (R-3) High Density Residential District for property described as “The West ½ of the NE ¼ of Section 30, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” was submitted by Homes Are Possible, Inc. Jeff Mitchell, Colleen Jones, Jennifer Slight-Hansen, and Attorney Rod Fouberg were present to represent the property. John Stoll stated that the petitioners are requesting this petition to rezone to (R-3) High Density Residential District in order to bring the property into accordance with the proposed use. This subdivision is being developed for multi-family residential housing. A multi-family unit in the Medium Density Residential District is limited to 11.4 families per net residential acre by ordinance. The High Density Residential District allows 41.5 families per net residential acre for a multi-family unit. Taz Increment Finance District Number 15 was approved by this board for this subdivision on October 18, 2011. Viril Layton, 1515 East Melgaard Road, was present and voiced density concerns. Upon roll call, Kezar moved and Johnson seconded to approve, all members voting aye with Jung abstaining, the motion carried.
- 2) A preliminary and final plat described as “Simmons School Subdivision in the SW ¼ of Section 24, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” was submitted by Aberdeen School District No. 6-1. John Stoll stated that the petitioner is requesting this preliminary and final plat in order to combine OL 1 of Simmons 1st Addition, Lots 1-6, Block 23 of Simmons 1st Addition, and Portion of OL 2 Simmons 1st Addition into one lot for future development. Proposed Lot 1 is currently the location of Simmons Middle School, and Simmons Elementary School. Following discussion Kezar moved and Lien seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “Lots 1-3, Teigen’s Third Subdivision in the NW ¼ of Section 29, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” was submitted by W. T. & Pam Teigen. John Stoll stated that the petitioners are requesting this preliminary and final plat in order to rearrange Lots 2-7 Teigen’s 2nd Subdivision into 3 new lots. The petitioners intend to sell the new lots for future commercial development. Following discussion Kezar moved and Lien seconded to approve, all members voting aye, the motion carried.

- 4) Permission to construct a deck and fence located in the (C-1) Neighborhood Commercial District on property described as “Lots 8 and 9, Easton’s Subdivision, Block 32, Bennett and Thomas Addition in the NW ¼ of Section 13-T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” was submitted by Jeff Weismantel. John Stoll stated that the property owner is requesting permission to construct an 8’ x 8’6” deck on the East side of the building, and a 24’ x 40’ fence on the North side of the building. Following discussion Johnson moved and Kezar seconded to approve with the stipulation that the property be rezoned to (R-3) High Density Residential District. Upon roll call, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary