

MINUTES
ABERDEEN CITY PLANNING COMMISSION
May 15, 2012

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

Papousek moved and Lien seconded to approve the minutes of April 17, 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 “Lots 1-8, Prairie’s Edge Sixth Addition to the City of Aberdeen, in the NW ¼ of Section 8, T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. SE of the intersection of 24th Ave NE & Roosevelt St N) was submitted by Prairie’s Edge Sixth Addition. John Stoll stated that the petitioner is requesting this preliminary and final plat in order to subdivide Lot 1 Prairie’s Edge Fourth Addition into 8 new lots for future residential development. The Aberdeen Board of Zoning Adjustment approved a request May 10, 2012 for setback variances to construct twin homes at this location. Following discussion Rivett moved and Lien seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “Apartment Addition to the City of Aberdeen, in the NW ¼ of Section 24, T123N-R64W, Brown County, South Dakota,” (a.k.a. NE Corner, intersection of 12th Ave SE and Lincoln St S) was submitted by Lincoln Street Apartments, LLC and Donald & Barbara Pierson. John Stoll stated that the petitioners are requesting this preliminary and final plat in order to clean up the legal description with the intention of placing a new 3-unit apartment building on the lot. A Special Exception for a group project was approved by the Board of Zoning Adjustment on April 12, 2012. This plat was submitted in conjunction with a petition to rezone C-1 to R-3/R-4. Following discussion Papousek moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 3) A petition to rezone from (C-1) Neighborhood Commercial District to (R-3/R-4) High Density Residential District/Special Density Residential District for property described as “Lot 1, Apartment Addition to the City of Aberdeen, Brown County, South Dakota,” (a.k.a. Intersection of Lincoln St S and 12th Avenue SE) was submitted by WSA, LLC/Michael Bockorny. John Stoll stated that the petitioners are requesting this petition to rezone in order to bring the property into compliance with the current use. This petition was submitted in conjunction with a preliminary and final plat; Lot 1 Apartment Addition to the City of Aberdeen, Brown County, South Dakota. Following discussion Rivett moved and Papousek seconded to approve, all members voting aye, the motion carried.

- 4) A petition to rezone from (C-2) Highway Commercial District to (R-3) High Density Residential District for property described as “Lot 2, McGregor’s Subdivision of Lots 1-3, Block 15, Thomas Addition in the NE ¼ of Section 24, T123N-R64W, City of Aberdeen, Brown County, South Dakota,” (a.k.a. 2nd Lot South of the intersection of 6th Ave SE and Arch St S directly across from Wells Fargo) was submitted by Gary C. Aadland. John Stoll stated that the petitioner is requesting this petition to rezone in order to bring the property into compliance with the current residential use. This is necessary for financing, and intended sale of property. Following discussion Woodward moved and Lien seconded to approve, all members voting aye, the motion carried.

- 5) A preliminary and final plat described as “Wells-Lawson Streets Interconnect Subdivision in the NW ¼ of Section 30, T123N-R63W of the 5th P.M., City of Aberdeen, Brown County, South Dakota,” (a.k.a. Directly SE of the intersection of Melgaard Rd SE and Lawson St S) was submitted by First Baptist Church of Aberdeen. John Stoll stated that the petitioner is requesting this preliminary and final plat in order to provide a right-of-way for Wells Street access to the Homes Are Possible First Central Subdivision. A plat for the Homes Are Possible First Central Subdivision was approved by the Aberdeen City Planning Commission on December 20, 2011. Following discussion Papousek moved and Rivett seconded to approve, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary