

MINUTES
ABERDEEN CITY PLANNING COMMISSION
July 17, 2012

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

Rivett moved and Kezar seconded to approve the minutes of June 19, 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 & 2 Angelhaus Addition to the City of Aberdeen in the SE ¼ of Section 19-T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1717 & 1735 Melgaard Rd SE) was submitted by GNG, Inc. John Stoll stated that the petitioners are requesting this preliminary and final plat in order to construct a new assisted living facility. This plat was submitted in conjunction with a petition to rezone from (R-2) Medium Density Residential District to (R-3) High Density Residential District. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 2) A petition to rezone from (R-2) Medium Density Residential District to (R-3) High Density Residential District for property described as “Lots 1 & 2 Angelhaus Addition to the City of Aberdeen in the SE ¼ of Section 19-T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1717 & 1735 Melgaard Rd SE) was submitted by GNG, Inc. and Troy Holtey. John Stoll stated that the petitioners are requesting this petition to rezone to change density requirements with the intention of constructing a new assisted living facility. This petition to rezone was submitted in conjunction with a preliminary and final plat. Following discussion Johnson moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “Dakota Estates Subdivision in the SW ¼ of Section 6-T123N-R63W of the 5th P.M., City of Aberdeen, Brown County, South Dakota,” (a.k.a. NE of Dakota St and 25th Ave NE) was submitted by Purple Cow Properties, LLC. Craig Harrison of Helms and Associates and Jason Lee of Stencil Group were present to represent the property. John Stoll handed out a revised plat and stated that the petitioners are requesting this preliminary and final plat in order to rearrange lots with the intention of constructing apartments and villas (large suburban/country residence located on a large lot). This preliminary and final plat was submitted in conjunction with a vacation of public right-of-way. Following discussion Kezar moved and Johnson seconded to approve, all members voting aye, the motion carried.
- 4) A vacation of public right-of-way described as “27th Ave NE from Dakota St to Harrison St; Rosewood Court; Crescent Drive from 27th Ave NE to Harrison St; Northwood Court; Crestwood Court,” (a.k.a. Lee-Holgate First Addition on North Dakota Street) was submitted by Dakota Estates, LLC. John Stoll stated that the petitioner is requesting this vacation of

right-of-way in order to combine the unused land with the adjacent property with the intention of constructing apartments and villas (large suburban/country residence located on a large lot). This vacation of right-of-way was submitted in conjunction with a preliminary and final plat. Following discussion Kezar moved and Rivett seconded to approve with the stipulation that the necessary utility easements are obtained, and a new street plan is submitted for this proposed subdivision. Upon roll call, all members voting aye, the motion carried.

- 5) A preliminary and final plat described as “Lot 1 Rosebrock Addition to the City of Aberdeen in the NE ¼ of Section 12-T123N-R64W, Brown County, South Dakota,” (a.k.a. 1803 Jay St N) was submitted by Todd Rosebrock and Barbara Rosebrock. John Stoll stated that the petitioners are requesting this preliminary and final plat in order to construct a new 26' x 34' accessory structure. An appeal to construct an accessory structure that is not aesthetically similar to the primary structure and setback variances were approved by the Aberdeen Board of Zoning Adjustment on June 14, 2012. Following discussion Rivett moved and Johnson seconded to approve, all members voting aye, the motion carried.

Brett Bill continued with election of a Chairman. Kezar opened nominations by nominating Mike Jung for Chairman. Rivett seconded the nomination. Kezar moved and Johnson seconded that nominations cease. All members voting aye to cease nominations, the motion carried. There being no further nominations for Chairman, all members voting aye to elect Mike Jung as Chairman, the motion carried.

Jung opened nominations by nominating Rich Kezar for Vice-Chairman. Woodward seconded the nomination. Johnson moved and Woodward seconded that nominations cease. All members voting aye to cease nominations, the motion carried. There being no further nominations for Vice-Chairman, all members voting aye to elect Rich Kezar as Vice-Chairman, 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