

MINUTES
ABERDEEN CITY PLANNING COMMISSION
August 21, 2012

The City Planning Commission was called to order by Chairman Mike Jung. Members present at roll call were Johnson, Kezar, Papousek, Jung, and Lien. Rivett and Woodward 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 July 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 21A and 21B, Stevenson Replat of Lot 21, Rolling Hills Village 6th Addition to the City of Aberdeen in the NW ¼ of Section 14, T123N-R64W of the 5th P.M., Brown County, South Dakota,” was submitted by Eric and Julie Stevenson. John Stoll stated that the petitioners are requesting this preliminary and final plat in order to split off a portion of the lot for future conveyance. Following discussion Kezar moved and Johnson seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “Lot 1, Brockel 1st Consolidation Subdivision in Aberdeen in the NE ¼ of Section 13, T123N-R64W of the 5th P.M., Brown County, South Dakota,” was submitted by Morgan Brockel. John Stoll stated that the petitioner is requesting this preliminary and final plat in order to combine Lots 9 and 10 of Block 21, Hagerty and Lloyds Addition together with the intention of constructing a new 24' x 24' garage. Following discussion Johnson moved and Kezar seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “Lot 1, Lout 1st Consolidation Subdivision in Aberdeen, in the NW ¼ of Section 23, T123N-R64W of the 5th P.M., Brown County, South Dakota,” was submitted by LeRoy and Donna Lout. 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 constructing a new 28' x 30' detached garage. Following discussion Johnson moved and Papousek seconded to approve, all members voting aye, the motion carried.
- 4) A preliminary and final plat described as “Lot 1, S & V First Consolidation Subdivision in Aberdeen, South Dakota, in the NW ¼ of Section 19, T123N-R63W of the 5th P.M., Brown County, South Dakota,” was submitted by Robert Sieh and Jeffrey Villhauer. John Stoll stated that the petitioners are requesting this preliminary and final plat in order to combine Lots 261 and 262 Morning Heights Subdivision with the intention of constructing a new apartment. Following discussion Papousek moved and Kezar seconded to approve, all members voting aye, the motion carried.
- 5) A preliminary and final plat described as “Lot 1, Haak 1st Consolidation Subdivision in Aberdeen in the NW ¼ of Section 19, T123N-R63W of the 5th P.M., Brown County, South Dakota,” was submitted by Debra Haak. John Stoll stated that the petitioners are requesting this preliminary and final plat in order to combine Lots 208 and 209 Morning Heights

Subdivision with the intention of constructing a new garage. Following discussion Kezar moved and Johnson seconded to approve, all members voting aye, the motion carried.

- 6) A preliminary and final plat described as “Battest First Consolidation Subdivision in Aberdeen, South Dakota, in the SW ¼ of Section 17, T123N-R63W of the 5th P.M., Brown County, South Dakota,” was submitted by Tracy and Alissa Battest. 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 constructing a new upholstery business at this location. Following discussion Papousek moved and Kezar seconded to approve, all members voting aye, the motion carried.
- 7) A preliminary and final plat described as “HAPI 2nd Central Subdivision to Aberdeen in the West ½ of the NE ¼ of Section 30, T123N-R63W of the 5th P.M., Brown County, South Dakota,” was submitted by S & S Rental, LLC. John Stoll stated that the petitioners are requesting this preliminary and final plat in order to subdivide Lots B and C HAPI 1st Central Subdivision with the intention of constructing nine multi-family residences on two proposed lots. A request for a group project special exception was approved by the Aberdeen Board of Zoning Adjustment on August 9, 2012. Following discussion Johnson moved and Papousek seconded to approve, all members voting aye, the motion carried.
- 8) A preliminary and final plat described as “Lot 1, James Garden Park Subdivision in Aberdeen in the NE ¼ of Section 23, T123N-R64W of the 5th P.M., Brown County, South Dakota,” was submitted by Richard L. Strudle. John Stoll stated that the petitioner is requesting this preliminary and final plat in order to combine Lot 7A with the vacated 11th Ave SW right-of-way. This board approved a vacation of public right-of-way at this location on June 19, 2012. Following discussion Kezar moved and Johnson seconded to approve, all members voting aye, the motion carried.

Kim Lien entered the meeting at this time.

- 9) A preliminary and final plat described as “Lot 1 and Lot 2, Mutual of Omaha Sixth Addition to the City of Aberdeen in the SW ¼ of Section 17, T123N-R63W of the 5th P.M., Brown County, South Dakota,” was submitted by Aberdeen Development Corporation. Chris Haar of the Aberdeen Development Corporation was present to represent the property. John Stoll stated that the petitioner is requesting this preliminary and final plat in order to subdivide Lot 2 of Mutual of Omaha Fourth Addition with the intention of selling one of the lots. Following discussion Papousek moved and Kezar seconded to approve, all members voting aye, the motion carried.
- 10) A preliminary and final plat described as “Prairie’s Edge 7th Addition to the City of Aberdeen in the NW ¼ of Section 8, T123N-R63W of the 5th P.M., Brown County, South Dakota,” was submitted by Prairie’s Edge Development, LLC. John Stoll stated that the petitioners are requesting this preliminary and final plat in order to subdivide Lot A, Block 4, Prairie’s Edge Addition for future residential development. Following discussion Papousek moved and Kezar seconded to approve, all members voting aye, the motion carried.
- 11) A vacation of public right-of-way described as “The portion of Center Dr. lying between Lots 21 and 22, Auto Plaza Addition in the NE ¼ of Section 14, T123N-R64W, City of Aberdeen,

Brown County, South Dakota,” was submitted by Gould Development, LLC. Frank Gould was present to represent the property. 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. The petitioner is concerned about trespassers, and believes that this vacation of right-of-way will deter future problems. If the vacation is allowed, it will cause a street dead-end longer than 300’ which does not meet subdivision regulations. We do however; realize the right-of-way in question does not contain a constructed street, therefore only meeting the requirements on paper. Following discussion Kezar moved and Papousek seconded to approve with the stipulation that the necessary utility easements are obtained. Upon roll call, all members voting aye, the motion carried.

- 12) A petition to rezone from (C-3) Central Business District to (R-3) High Density Residential District for property described as “West 34’ of Lot 10, and East 16’ of Lot 11, Block 53, 2nd Addition; and Lot 3, Block 40, Thomas Addition,” was submitted by Lizabeth Haberer and Dan Zumbaum. John Stoll stated that the petitioners are requesting this petition to rezone in order to bring the property into compliance with the existing residential use. Following discussion Kezar moved and Johnson seconded to approve, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary