

MINUTES
ABERDEEN CITY PLANNING COMMISSION
September 18, 2012

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

Papousek moved and Kezar seconded to approve the minutes of August 21, 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 “Lot 1 and Lot 2, Roosevelt Estates 3rd Subdivision in the SE ¼ of Section 19, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1811 and 1913 Melgaard Road SE) was submitted by Roger Huff. Brett Bill stated that the petitioner is requesting this petition to rezone in order to change the density requirements for the purpose of constructing multi-family structures on the property. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “Dakota Estates Subdivision, Block 4 in the SW ¼ of Section 6, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. Approximately 1/8th mile North of the intersection of Dakota Street North and 24th Avenue NE/Fairgrounds Road) was submitted by Purple Cow Properties, LLC - Jason Lee, Manager. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to create access (Lee Street) to Lot 1, which is owned by the City of Aberdeen. Lot 3 and 4 are being platted into large lots for future development and for the purpose of reducing the property tax. Following discussion Papousek moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 3) A petition to rezone from (R-2) Medium Density Residential District to (C-2) Highway Commercial District for property described as “Lot 1, Guthmiller’s First Subdivision, located in the SE ¼ of Section 7, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 803 Roosevelt Street North - Directly North of Louie’s Service) was submitted by Ron Guthmiller. Ron Guthmiller, Attorney Tom Cogley, Realtor Milbert Mehlhoff, and Dave Mohn of Huff Construction were present to represent the property. Brett Bill stated that the petitioners are requesting this petition to rezone with the intention of expanding the commercial use from the adjacent property to the South. Staff is recommending denial of this rezoning request based upon the Future Land Use Character Plan within the Aberdeen Comprehensive Plan. The Future Land Use Character Plan indicates that this property remain residentially zoned. The Plan is a guide for managing growth and strives to balance community character with objectives for economic development. Following discussion Papousek moved and Kezar seconded to

deny, all members voting nay, the motion failed. Following further discussion Kezar moved and Lien seconded to approve with the following stipulations: 1) The existing residence must be removed within six months, 2) These two lots must be platted together prior to pending sale of property, 3) The North 50% of existing Lot 1 must remain green space with buffer trees and no parking of vehicles, and 4) The farthest North curb cut on Roosevelt must be removed. Upon roll call, all members voting aye, the motion carried.

- 4) A petition to rezone from (C-3/R-4) Central Business District/Special Density Residential District to (R-3) High Density Residential District for property described as “Lot 1, DG McLaughlin’s 1st Subdivision of North 80’ of Lots 1 and 2, Fosters 1st Subdivision of Block 24, 1st Addition, located in the SW ¼ of Section 13, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 402 2nd Street South) was submitted by Melissa Webb. Brett Bill stated that on August 9, 2012, the petitioner requested and was granted several building setback variances, by the Aberdeen Board of Zoning Adjustment, for the remodeling of an existing residential structure. With the approval of the variances, the Board of Zoning Adjustment stipulated that this property must be rezoned to (R-3) High Density Residential District in order to bring the property into compliance with the existing residential land use. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 5) A preliminary and final plat described as “Eastgate Second Subdivision in Aberdeen, South Dakota, located in the NE ¼ of Section 19, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 630 Roosevelt Street South) was submitted by William K. Sauck, Jr. Brett Bill stated that this plat is a result of a stipulation, by the Aberdeen Planning Commission, that was placed upon the approval of a June 19, 2012, (C-2) Highway Commercial District rezoning request for this property. On June 14, 2012, the Aberdeen Board of Zoning Adjustment granted a special exception for “open storage” in connection with Graham Tire Company. Following discussion Rivett moved and Papousek seconded to approve, all members voting aye, the motion carried.
- 6) A petition to rezone from (C-1) Neighborhood Commercial District to (C-2) Highway Commercial District for property described as “Lot 10, Eastons Subdivision of Block 32, Bennett and Thomas Addition (Proposed Lot 1, Rent All Addition to the City of Aberdeen), located in the NW ¼ of Section 13, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 708 2nd Street North - Directly South of Weismantel Rent All) was submitted by Jeff Weismantel. Brett Bill stated that the petitioner is requesting this petition to rezone with the intention of expanding the commercial use from the adjacent property to the North. A preliminary and final plat was submitted in conjunction with this petition to rezone. A special exception request for the open storage, parking or sale of vehicles, machinery and trailers, building materials and supplies, as well as an appeal to permit an accessory structure that is not aesthetically similar to the primary structure was heard by the Aberdeen Board of Zoning Adjustment on September 13, 2012. The special exception was approved and the appeal was denied. Following further discussion Lien moved and Papousek seconded to approve, all members voting aye, the motion carried.

- 7) A preliminary and final plat described as “Rent All Addition to the City of Aberdeen, South Dakota located in the NW ¼ of Section 13, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 123 8th Ave NW and 708 2nd Street N – Weismantel Rent All) was submitted by Jeffrey C. Weismantel. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to combine two lots together with the intention of expanding an existing business. This preliminary and final plat was submitted in conjunction with a petition to rezone the South 37.5’ (Lot 10, Eastons Subdivision of Block 32, Bennett and Thomas Addition) to Highway Commercial District. Following discussion Kezar moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 8) Permission to construct a 10,170 square foot addition onto an existing building that is zoned (I-1) Industrial Park District for property described as “Lot 2, Aberdeen Development Corporation 2003-1 Subdivision, located in the NE ¼ of Section 17, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 2919 Industrial Avenue NE) was submitted by Aberdeen Development Corporation. Chris Haar of Aberdeen Development Corporation was present to represent the property. Brett Bill stated that the property owner is requesting permission to obtain a building permit for the construction of a 10,170 square foot addition onto an existing industrial building. A special exception request to permit the open storage of vehicles, equipment and merchandise (water holding tanks) was granted by the Aberdeen Board of Zoning Adjustment on September 13, 2012. Following discussion Papousek moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 9) Permission to replace front steps with a 4’ x 4’ deck for a residence that is located in the (C-1) Neighborhood Commercial District for property described as “East 58.5’ of Lot 1, Block 35, Thomas Addition, located in the NW ¼ of Section 24, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1102 Washington Street South) was submitted by Washington Holding, LLC – Donald Young. Brett Bill stated that the property owner is requesting to obtain a building permit to replace front steps with a 4’ x 4’ deck for a residence that is located in an area that is zoned (C-1) Neighborhood Commercial District. Following discussion Kezar moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 10) Tax Increment Finance District No. 16 Project Plan was submitted by Rubloff Tri-State LLC, Rubloff Tri-State Lakewood Mall Portfolio, LLC; MBC Grings Hill Limited Partnership; First State Bank of Warner; Japinderpal K. Dhanoa; Surinder S. Dhanoa; PL Realty, LLC; William A. Hinks; Thors, Inc.; Montrose Partnership, LLP; Lafayette Partnership % Raphael Mack; Aberdeen GSRS, LLC; John McDowell; Curtis McDowell. Brandon Christiansen & Karla Spear of the Lakewood Mall and Consultant Lloyd Hodgin were present to represent the property. Brett Bill stated that the petitioners are requesting this Tax Increment Finance District for the purpose of funding the installation of landscaping and all of the design/consulting, dirt work, island concrete, seeding and/or ground cover, trees and shrubs, irrigation and any other ancillary work needed to install or complete the required landscaping within the proposed TIF District. The District is separated into three projects with each property having its’ own separate project amount

depending on lot size and the amount of landscaping required by City Landscape Ordinance. This TIF Project Plan has been previously reviewed by the City Finance Officer and has been given his conditional approval. The TIF #16 Project Plan proposal appears to meet the requirements set forth by South Dakota Codified Law. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary