

MINUTES
ABERDEEN CITY PLANNING COMMISSION
October 16, 2012

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

Johnson moved and Woodward seconded to approve the minutes of September 18, 2012, all members voting aye, the motion carried.

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

- 1) A preliminary and final plat described as “Volk First Corner Subdivision in Aberdeen, in the NE ¼ of Section 13, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 303 State St N and 515 Third Ave NE) was submitted by Patricia Volk. Ken Hubbart stated that the petitioners are requesting this preliminary and final plat in order to create 2 lots to accommodate the 2 residences currently located on this property. An application has been submitted to the Board of Zoning Adjustment for the October 11, 2012 meeting to hear requests for lot dimension and setback variances for the platting of these properties. Ordinarily this would be counterintuitive to proper planning and zoning procedure, however, in this case the platting will allow two existing homes to be fully utilized by current or future owners. Following discussion Johnson moved and Lien seconded to approve with the stipulation that all required variances are granted by the Board of Zoning Adjustment prior to the plat being filed. Upon roll call, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “Brittany Bauer Addition to the City of Aberdeen, in the SW ¼ of Section 17, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 2607 Third Ave SE) was submitted by Brittany Bauer. Ken Hubbart stated that the petitioner is requesting this preliminary and final plat in order to combine multiple underlying parcels into one lot in order to clarify the legal description and to construct an accessory structure on the property. Following discussion Lien moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “Meadows on Dakota Third Subdivision in the SW ¼ of Section 6, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 29th Ave NE, East of Dakota St N) was submitted by JN Development, LLC. Ken Hubbart stated that the petitioner is requesting this preliminary and final plat in order to create 11 lots for future development. Following discussion Woodward moved and Lien seconded to approve, all members voting aye, the motion carried.
- 4) A preliminary and final plat described as “Gerald & Sally Hofer First Addition to Aberdeen, SW ¼ of Section 18, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 343 Park Ave) was submitted by Gerald & Sally Hofer. Ken

Hubbart stated that the petitioner is requesting this preliminary and final plat in order to clarify the legal description of the property for the purpose of eventually conveying the property to another party. Following discussion Johnson moved and Woodward seconded to approve, all members voting aye, the motion carried.

- 5) A petition to rezone from (R-2/R-4) Medium Density Residential District/Special Density Residential District and (R-2) Medium Density Residential District to (R-2/R-4) Medium Density Residential District/Special Density Residential District for property described as “Lot 6, Block 2, Lakeview First Replat in the NE ¼ of Section 10, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 2219 24th Ave NW) was submitted by Norbert Fuhrmann. Ken Hubbart stated that the petitioner is requesting this petition to rezone in order to eliminate the split zoning of the property. Following discussion Lien moved and Johnson seconded to approve, all members voting aye, the motion carried.
- 6) A preliminary and final plat described as “Evans Second Subdivision to Aberdeen in the SE ¼ of Section 7, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1215 & 1321 Roosevelt St N, West side of Roosevelt St N approximately ¼ mile North of 8th Ave NE) was submitted by Prairie Village Apartments, LLC. Ken Hubbart stated that the petitioners are requesting this preliminary and final plat in order to create 1 lot to accommodate the construction of multifamily housing and another lot for possible future development. Proposed Lot 2 is currently being developed and will meet all lot size requirements for the project. Following discussion Lien moved and Johnson seconded to approve, all members voting aye, the motion carried.
- 7) A preliminary and final plat described as “Hagerty and Lloyd’s Seventh Subdivision in the SE ¼ of Section 13, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 6 State St S) was submitted by Aberdeen Family Y of Aberdeen. Ken Hubbart stated that the petitioners are requesting this preliminary and final plat in order to incorporate an adjacent property into an existing parcel where the new Aberdeen Family Y Childcare Center is being constructed. Following discussion Johnson moved and Woodward seconded to approve with the stipulation that the existing residence at 511 First Avenue SE is demolished in conjunction with the construction of the Aberdeen Family Y Childcare Center. Upon roll call, all members voting aye, the motion carried.
- 8) A preliminary and final plat described as “Dakota Estates Second Subdivision in the SW ¼ of Section 6, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. East of Dakota St N on South Side of 27th Ave NE) was submitted by Purple Cow Properties, LLC. Ken Hubbart stated that the petitioners are requesting this preliminary and final plat in order to create 33 lots to accommodate the construction of single family homes, as well as townhomes. The Aberdeen Board of Zoning Adjustment granted several variances for setbacks and lot dimensions to accommodate this development, however, additional variances will be requested at the November 8th meeting of the Zoning Board for 4 lots that were not included on the original request. Staff has reviewed these variance requests and will recommend their approval at that hearing. This plat is also submitted in conjunction with a petition to vacate the previously platted Villa Drive R.O.W. in order to adjust the R.O.W. with this plat. Following discussion Lien moved and Johnson seconded

to approve with the stipulation that the submitted petition to vacate Villa Drive R.O.W. is approved. Upon roll call, all members voting aye, the motion carried.

- 9) A petition to vacate Villa Drive Public R.O.W. described as “The entire Villa Dr. Public R.O.W. located in Dakota Estates First Subdivision in the SW ¼ of Section 6, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. East of Dakota St N on South Side of 27th Ave NE) was submitted by Purple Cow Properties, LLC. Ken Hubbard stated that this petition to Vacate Public R.O.W. is submitted in conjunction with the previously considered plat in order to adjust the R.O.W. within said plat. Following discussion Johnson moved and Lien seconded to approve with the stipulation that the plat of Dakota Estates Second Subdivision is approved and filed to plat the new Villa Drive R.O.W. Upon roll call, all members voting aye, the motion carried.
- 10) A preliminary and final plat described as “Rook Addition of Mel-Ros Estates to the City of Aberdeen in the SE ¼ of Section 19, T123N-R63W of the 5th P.M., Brown County, SD,” (a.k.a. 2323 13th Ave SE) was submitted by David & Candice Rook. Ken Hubbard stated that the petitioners are requesting this preliminary and final plat in order to combine lots into one legal description in order to obtain a building permit to construct an accessory structure. A setback variance was granted to construct this structure with the stipulation that the property be replatted. Following discussion Woodward moved and Lien seconded to approve, all members voting aye, the motion carried.
- 11) A preliminary and final plat described as “Joel Jensen Addition to the City of Aberdeen in the SW ¼ of Section 12, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1219 Fourth St N) was submitted by Joel & Sarah Jensen. Ken Hubbard stated that the petitioners are requesting this preliminary and final plat in order to combine multiple underlying parcels into one lot for future development of the property. Following discussion Johnson moved and Lien seconded to approve, all members voting aye, the motion carried.
- 12) Tax Increment Finance District No. 17 Project Plan was submitted by Roosevelt Apartments, LLC. Brett Bill stated that the petitioners are requesting this Tax Increment Finance District for the purpose of the adaptive reuse of the Roosevelt and Washington school buildings. This will be the first TIF in Aberdeen to use public funds to encourage adaptive reuse of existing structures, not to mention the redevelopment of historic structures. This TIF will also address the creation of housing during a time when Aberdeen is facing a housing shortage. This TIF Project Plan has been previously reviewed by the City Finance Officer and has been given his conditional approval. The TIF #17 Project Plan proposal appears to meet the requirements set forth by South Dakota Codified Law. City Attorney Adam Altman presented TIF #17 to the Planning Commission. Roosevelt Apartments, LLC petitioners in attendance were Mike Mattern, Jim Diede, Jack Hollinsworth, Jim Hase, Attorney Ryan Vogel, and Architect Brad Ciavarella. Steve Graf of YMCA was present and explained his concerns as they relate to the childcare facility currently being built and how the TIF specifically pertains to this facility. Geoff Durst, Vice President of Finance at Avera St. Luke’s was present and noted Avera’s primary concern is that Avera is not benefitting from this TIF and that they would

appreciate a disclaimer stating so. Attorney Robert Fouberg stated he is Co-Chairman for the Youth Development Center and doesn't think it's feasible to think that the YMCA, who has been tax exempt for more than 80 years, will be paying taxes and should not be included in the TIF estimates. Mr. Fouberg also asked to have the fourth paragraph from Page 5 (Economic Feasibility) totally removed. Tim Hofer, YMCA board member, reiterated that it's not feasible to think the YMCA would not remain tax exempt. Dick Kornder, YMCA Fundraising Committee Member asked to be able to peruse the requested changes to this TIF prior to it being presented to the City Council. Following discussion Lien moved and Woodward seconded to approve with the following stipulations:

- 1) Directed City Attorney to add a disclaimer clarifying that both Avera and the YMCA are not benefitting from TIF #17,
- 2) Directed City Attorney to remove the fourth paragraph from Page 5 (Economic Feasibility),
- 3) Directed City Attorney to prepare a detailed description of the properties included in the district plan rather than a general map,
- 4) Directed City Attorney to double check the Estimated Future Valuation of Proposed District numbers to ensure accuracy,

Upon roll call, all members voting aye with Johnson abstaining, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary