

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**December 18, 2012**

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

Kezar moved and Johnson seconded to approve the minutes of November 20, 2012, all members voting aye, the motion carried.

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

- 1) A vacation of right-of-way for property described as “North 5’ of East/West alley in Block 77, Hagerty and Lloyd Addition directly south of Lot 1, Briscoe First Addition to Aberdeen, all located in SE ¼ of Section 13, T123N-R64W, Aberdeen, Brown County, South Dakota,” (a.k.a. 224 1st Avenue SE) was submitted by Dakota Equity Group, LLC. Brett Bill stated that the petitioner is requesting to vacate a 5’ x 109.25’ section of alley and add it into the adjacent property to the North, with the intention of utilizing the additional space to construct a handicap accessible ramp to access the existing building. Following discussion Woodworth moved and Kezar seconded to approve with the stipulation that all rights have been reserved for any utilities that are currently located within the right-of-way. Upon roll call, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “Replat of Lot 1, Brown County Commissioner’s Subdivision in the City of Aberdeen in the SW ¼ of Section 18, Township 123 North, Range 63 West of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1017 1st Ave SE) was submitted by Brown County. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to transfer proposed Lot 2 to another party. Proposed Lot 2 is currently zoned (M) Municipal, State and County Use District and if it is transferred out of Brown County government ownership it will be required to be rezoned to match the adjacent (I-2) Unrestricted Industrial District. If proposed Lot is retained in ownership by Brown County government then it will be required to remove the split zoning on the property by rezoning all of proposed Lot 1 to (M) Municipal, State and County Use District. Following discussion Kezar moved and Woodward seconded to approve with the stipulations that if proposed Lot 2 is sold, it will be required to be rezoned to (I-2) Unrestricted Industrial District and that the Northwest portion of proposed Lot 1 that is currently zoned (I-2) Unrestricted Industrial District is rezoned to (M) Municipal, State and County Use District. Upon roll call, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “Wylie Park Estates 7th Addition to the City of Aberdeen, South Dakota, located in the NE ¼ of Section 11, Township 123 North, Range 64 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. Directly North of Lee Park Golf Course) was submitted by Dennis and Rae Nelson; Robert and Myra

Chamberlain; Patricia Faugh; Michael Roger Karst Revocable Trust; Kevin and Jolene Brick; Richard and Diane Ackerson; Joshua Scheuffele; Robert and Fern Senders; David and Mary Berjord; and Michael Jurgens. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to subdivide an existing lot and convey portions of it to other parties. An existing drainage easement, as well as an easement for a private sewer line, will need to be indicated on the plat before it is filed with the Brown County Register of Deeds. Following discussion Johnson moved and Kezar seconded to approve with the stipulation that all existing drainage easements and private sewer line/utility easements are included on the plat before it is filed with the Brown County Register of Deeds. Upon roll call, all members voting aye, the motion carried.

- 4) A preliminary and final plat described as “Prospect Townhome Addition to the City of Aberdeen in the NE ¼ of Section 19, Township 123 North, Range 63 West of the 5th P.M., Brown County, South Dakota,” (1916 Prospect Ave SE & 1915 10th Ave SE) was submitted by S & S Rentals. Brett Bill stated that the petitioners are requesting this preliminary and final plat with the intention of subdividing an existing lot in order to satisfy some of the financing requirements for the development on the property. Building setback variances and density variances will be required for the structures on both proposed lots if this plat is approved. The requests for these variances will be on the December 13, 2012 Aberdeen Board of Zoning Adjustment agenda and approval must be obtained, from the Board of Zoning Adjustment, prior to this proposed plat being filed with the Brown County Register of Deeds. Following discussion Woodward moved and Kezar seconded to approve with the stipulation that all variance requests for both proposed lots are approved by the Aberdeen Board of Zoning Adjustment prior to this plat being filed with the Brown County Register of Deeds. Upon roll call, all members voting aye, the motion carried.
- 5) A preliminary and final plat described as “Lamont Ninth Addition to Aberdeen in the NE ¼ of Section 20, T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 804 Lamont Street South - North of Maverick’s Restaurant) was submitted by Lamont Enterprises, LP - Jeffrey G. Lamont, President; Stiles and Byron, A Partnership - William S. Lamont, Managing Partner. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to convey the property to another party for future development. This proposed lot will be larger than the previously platted lot. Following discussion Kezar moved and Johnson seconded to approve, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson  
Planning Commission Secretary