

MINUTES
ABERDEEN CITY PLANNING COMMISSION
February 19, 2013

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

Johnson moved and Kezar seconded to approve the minutes of January 15, 2013, 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 described as "The entire 30' wide public alley right-of-way commencing at Lloyd Street North and continuing East through Block 55, Hagerty & Lloyd's Addition, to Penn Street North, all located in the NE ¼ of Section 13, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 702, 706, 710, 714, 720, and 724 1st Avenue NE; 9 Penn Street; 12 Lloyd Street North) was submitted by Cory Schwan; Jbr Development, LLC; Stephanie Bruckner; Kelly Christenson; James L. Hoerner; and Raymond Sauerwein. Brett Bill stated that the petitioners are requesting this vacation of alley right-of-way in order to remove an alley that is no longer wanted or needed by the neighborhood and add the vacated right-of-way into the adjacent properties. Following discussion Johnson moved and Kezar seconded to approve with the understanding 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 Tax Increment Finance District No. 18 Project Plan was submitted by Arbor Springs Apartment, LLC. Ron Fischer was present to represent the property. Brett Bill stated that the petitioners are requesting this Tax Increment Finance District for the purpose of funding the construction of street grading, water main, sewer main and services, storm water detention, storm sewer, gravel base course, asphalt street, curb and gutter, sidewalk and driveway approach pavement, along with survey-engineering and legal work for a new residential development to be located at the site of a recently defunct mobile home court. The proposed residential development replaces a mobile home court that had existed on the property for many years, with very few upgrades, and had become an eyesore in the neighborhood. This TIF Project Plan has been previously reviewed by the City Finance Officer and has been given his conditional approval. The TIF #18 Project Plan proposal appears to meet the requirements set forth by South Dakota Codified Law. Following discussion Kezar moved and Papousek seconded to approve, all members voting aye, the motion carried.
- 3) Requesting permission to remodel a urology clinic located in the (C-1) Neighborhood Commercial District, (201 Lloyd Street S E105 - Physicians Plaza) was submitted by Avera St. Lukes. Brett Bill stated that the property owner is requesting permission to remodel a urology clinic located at the address and legal description described above. The clinic remodel will upgrade the existing clinic to provide better patient service. Following discussion Papousek moved and Johnson seconded to approve, all members voting aye, 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