

MINUTES
ABERDEEN CITY PLANNING COMMISSION
April 16, 2013

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

Johnson moved and Lien seconded to approve the minutes of March 19, 2013, all members voting aye, the motion carried.

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

- 1) A petition to rezone from (R-2) Medium Density Residential District and (R-2/R-4) Medium Density Residential District/Special Density Residential District to a (M) Municipal, State, and County Use District for property described as “Lot 15 of Block 1, Meadows on Dakota 2nd Subdivision; Lots 1 and 2 of Block 4 of Dakota Estates Subdivision located in the SW ¼ of Section 6, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (2711 Lee St & 2725 Harrison St N - Meadows on Dakota holding pond) was submitted by the City of Aberdeen. Karl Palmquist stated that the City of Aberdeen is requesting this petition to rezone in order to bring the zoning into compliance with the current and future land use. Following discussion Lien moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 2) Petition to rezone from (R-2) Medium Density Residential District to (M) Municipal, State, and County Use District for property described as “Levee Addition, located in the SW ¼ of Section 6, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. The levee north of 24th Ave NE and east of Dakota St N) was submitted by the City of Aberdeen. Karl Palmquist stated that the City of Aberdeen is requesting this petition to rezone in order to bring the zoning into compliance with the current and future land use. Following discussion Johnson moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “Aberdeen Development Corporation 2013-1 Subdivision to Aberdeen in the NE ¼ of Section 16, T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 510 Enterprise St N) was submitted by the Aberdeen Development Corporation. Karl Palmquist stated that the petitioner is requesting this preliminary and final plat in order to convey proposed Lot 2 for future development. Proposed Lot 1 will remain vacant at this time. The proposed plat meets the lot area requirements of the I-2 zoning district. New addresses for Lots 1 (512 Enterprise St N) and 2 (418 Enterprise St N) have been assigned. Proposed Lot 1 will be 9.64 acres and proposed Lot 2 will be 2.50 acres in area. Following discussion Johnson moved and Lien seconded to approve, all members voting aye, the motion carried.
- 4) A preliminary and final plat described as “Hunstad’s Third Subdivision Aberdeen, South Dakota in SW ¼ of Section 20, Township 123N-R63W of the 5th P.M.” (a.k.a. 2517 14th Ave SE -

Hunstad's Subdivision) was submitted by Edward and Corrine Hunstad. Karl Palmquist stated that the petitioner is requesting this preliminary and final plat in order to subdivide Block F into 2 separate lots and construct a residence on proposed Lot 1. This is a continuation of a residential development. A previous Plat, Hunstad's First Subdivision, was approved in August, 1999. A second subdivision was approved in August 2009. The address for the new Lot 1 will be 2205 14th Ave SE. Following discussion Lien moved and Woodward seconded to approve, all members voting aye, the motion carried.

- 5) A preliminary and final plat described as "Thomas Pitz 1st Subdivision in the SW ¼ of Section 12, T123N-R64W of the 5th P.M." (a.k.a. 15 and 19 12th Ave NE and 1209 Lincoln St N) was submitted by Thomas Pitz. Karl Palmquist stated that the petitioner is requesting this preliminary and final plat in order to bring the lots into compliance with the current location of the existing residences. A lot width variance for proposed Lot 1 and several building setbacks on both lots will need to be obtained from the Aberdeen Board of Zoning Adjustment prior to this plat being filed with the Brown County Register of Deeds. Following discussion Johnson moved and Woodward seconded to approve with the following stipulations: 1) Applicant will need a minimum lot variance and several setbacks variances in order to file the plat with the Register of Deeds, and 2) Owner must also obtain building permit for work started without a permit. Upon roll call, all members voting aye, the motion carried.
- 6) Permission to construct storage building in an (I-1) Industrial Park District located at 3317 8th Ave NE. Lon Bahr of BAE Systems was present to represent the property. Karl Palmquist stated that the petitioner is requesting the storage building for the purpose of performing a PET (Performance and Environmental Test) for missile canisters. The original plan for the PET was to perform it inside the BAE Systems Facility but it was determined that due to the noise and heat load it would be better to locate in an accessory building. Following discussion Johnson moved and Lien seconded to approve, all members voting aye, 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