

MINUTES
ABERDEEN CITY PLANNING COMMISSION
May 21, 2013

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

Papousek moved and Johnson seconded to approve the minutes of April 16, 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 for property described as “The north 14’ of the 30’ wide public alley right-of-way commencing at Lloyd St N and continuing east through Block 55, Hagerty & Lloyd’s Addition to Penn St N, 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 Ave NE) was submitted by Cory Schwan, Kelly Christenson, Stephanie Fjeldheim, Teresa and Raymond Sauerwein, and James Hoerner. Karl Palmquist 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 Rivett 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 vacation of right-of-way for property described as “That portion of 9th St S public right-of-way commencing at the south side of 17th Ave SW and continuing south to the north side of 17th Ave SW right-of-way, located in the SE ¼ of Section 23, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 901 17th Ave SW, 1612 and 1616 8th St S) was submitted by Justin Tolvstad, Melvin Palmer, and Doug Larson. Karl Palmquist stated that the petitioners are requesting this vacation of right-of-way in order to replace an undeveloped street that is not needed by the neighborhood and add the vacated right-of-way into the adjacent properties. Following discussion Johnson moved and Papousek 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.
- 3) A preliminary and final plat described as “Yeske First Addition to Aberdeen in the NW ¼ of Section 7, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1118 and 1128 18th Ave NE) was submitted by Joanne and Gary Yeske. Karl Palmquist stated that the petitioner is requesting this preliminary and final plat in order to move Lot 2’s property line 10 feet to the east. The petitioner plans to construct a residence on Lot 1. Lot 2 will remain vacant at this time. Following discussion Rivett moved and Papousek 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.

- 4) A preliminary and final plat described as “Kessler’s Third Addition to Aberdeen in the NE ¼ of Section 22, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 601 and 605 7th Ave SE, 700 and 712 6th Ave SE) was submitted by Kessler’s Inc. – Timothy Kessler, President. Karl Palmquist stated that the petitioner is requesting this preliminary and final plat in order to meet future development needs. Following discussion Papousek moved and Johnson seconded to approve with the stipulation that Lots 1 and 2 are rezoned to the (C-2) Highway Commercial District. Upon roll call, all members voting aye, the motion carried.
- 5) A petition to rezone from (I-2) Unrestricted Industrial District and (C-2) Highway Commercial District to (C-2) Highway Commercial District for property described as “Proposed Lots 1 & 2, Kessler’s Third Addition to Aberdeen in the NE ¼ of Section 24, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 700 and 712 6th Ave SE) was submitted by Tim Kessler. Karl Palmquist stated that the petitioner is requesting this petition to rezone in order to bring the zoning into compliance with the future land use. A preliminary and final plat for this property was submitted in conjunction with this petition to rezone. Following discussion Johnson moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 6) A preliminary and final plat described as “Holm-Matushin First Addition to Aberdeen in the NE ¼ of Section 22, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 2304 and 2310 16th Ave NW) was submitted by Brad & Patricia Holm and Robin Matushin. Karl Palmquist stated that the petitioner is requesting this preliminary and final plat in order to purchase a portion of Lot 2 and combine it into Lot 1. Following discussion Papousek moved and Johnson seconded to approve, all members voting aye, the motion carried.
- 7) A preliminary and final plat described as “Meadows on Dakota Fourth Subdivision in the SW ¼ of Section 6, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 901, 905, 909, 913, 917, 1003, 1007, 1111, 1117 29th Ave NE and 2903 , 2904 Congress Street, Blocks 6 & 7 Meadows on Dakota Subdivision) was submitted by JN Development, LLC. Karl Palmquist stated that the petitioner is requesting this preliminary and final plat in order to continue a subdivision development in the Meadows on Dakota Subdivision. Eleven new lots will be created for future development. Following discussion Papousek moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 8) Permission to replace roofing on a building in the (I-1) Industrial Park District at property described as “Lot 3 Safeguard/ADC Subdivision in the NE ¼ of Section 17, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 2914 Industrial Avenue NE) was submitted by Hub City, Inc. Karl Palmquist stated that the petitioner is requesting permission to replace EPDM membrane roofing and metal coping. The scope of work involves a 43,200 square feet structure. The petitioner is replacing with similar materials. Following discussion Johnson moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 9) A petition to rezone from (R-2) Medium Density Residential District to (M) Municipal, State and County Use District for property described as “Outlot C in the NE ¼ of Section 12,

T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1823 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.

- 10) A petition to rezone from (R-2) Medium Density Residential District to (M) Municipal, State and County Use District for property described as “North Plains Outlot B Except West 602.33’ thereof NW ¼ of Section 7, T123N-R63W and Drainage Lot S Except the S 60’ thereof NE ¼ of Section 7, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1201 18th Ave NE and 1418 24th Ave NE) 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 Papousek moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 11) 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 (M) Municipal, State, and County Use District described as “Lots A, B and C Maloney Subdivision North ½ of Section 11, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1801 Olive Drive) 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 Papousek seconded to approve, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary