

MINUTES
ABERDEEN CITY PLANNING COMMISSION
June 18, 2013

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

Johnson moved and Kezar seconded to approve the minutes of May 21, 2013, all members voting aye, the motion carried.

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

- 1) A preliminary and final plat described as “GPHC Corner Subdivision in Aberdeen, South Dakota in the NW ¼ of Section 13, T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 101 Main Street North) was submitted by Gerald Smith, GPHC, LLC. Karl Palmquist stated that the petitioners are requesting this preliminary and final plat in order to plat two lots together with the intention of expanding the existing structure on the property. Following discussion Kezar moved and Johnson seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “HAPI 2013-1 Subdivision in Aberdeen, South Dakota in the NW ¼ in Section 19, T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 721 Congress Street South) was submitted by Homes Are Possible, Inc. Karl Palmquist stated that the petitioner is requesting this preliminary and final plat in order to plat two lots together with the intention of constructing a single family residence on the property. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “Imberi First Consolidation Subdivision in Aberdeen, South Dakota in the SW ¼ of Section 12, T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1229 Fourth Street North) was submitted by Robert & Paulette Imberi. Karl Palmquist stated that the petitioners are requesting this preliminary and final plat in order to combine several lots to allow for future development. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 4) A preliminary and final plat described as “Kiesz 1st Consolidation Subdivision in Aberdeen, South Dakota in the NW ¼ of Section 24, T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 524 4th Street South) was submitted by Jeff & Christie Kiesz. Karl Palmquist stated that the petitioners are requesting this preliminary and final plat in order to construct a 4-unit warehouse on the property. The petitioner was granted a Special Exception, by the Board of Zoning Adjustment on May 9, 2013 for the 4-unit warehouse and an 8’ building setback variance from the North lot line. Following discussion Johnson moved and Kezar seconded to approval with the stipulation that the development must meet the zoning requirements approved on May 9, 2013. Upon roll call, all members voting aye, the motion

carried.

- 5) A petition to rezone from (R-3) High Density Residential District and (C-2) Highway Commercial District to (R-3) High Density Residential District for property described as “Lots 1-24, Block 48 and Lots 1-14, Block 51, West Aberdeen Addition and vacated alley and vacated street (5th Ave SW and 11th St S) in the SE ¼ of Section 14, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 414 Tenth Street South) was submitted by Aberdeen School District 6-1. Karl Palmquist stated that the petitioner is requesting this petition to rezone in order to eliminate split zoning and bring the property into compliance with the current lot use. The petitioner is expanding the elementary school building and was required to file a new plat. Following discussion Johnson moved and Kezar 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