

MINUTES
ABERDEEN CITY PLANNING COMMISSION
July 16, 2013

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

Woodward moved and Lien seconded to approve the minutes of June 18, 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 “Cash-Wa-Avera St. Luke’s Subdivision in Aberdeen, South Dakota in the SE ¼ of Section 13, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 801 6th Ave SE and 810 3rd Ave SE) was submitted by Cash-Wa Distributing Company – Thomas Henning, CEO, Avera St. Lukes – Todd Forkel, CEO. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to convey a portion (0.25 acres) on the north side of Lot 2 to Lot 1. Lot 1 is also petitioning to rezone from (I-2) Unrestricted Industrial District and (C-2) Highway Commercial District to (I-2) Unrestricted Industrial District in order to eliminate split zoning on the lot. Following discussion Rivett moved and Woodward seconded to approve with the stipulation that the rezoning on Lot 1 is also approved at the July 16, 2013 Planning Commission meeting. Upon roll call, all members voting aye, the motion carried.
- 2) A petition to rezone from (I-2) Unrestricted Industrial District and (C-2) Highway Commercial District to (I-2) Unrestricted Industrial District for property described as “Proposed Lot 1, Cash-Wa-Avera St. Luke’s Subdivision in the SE ¼ of Section 13, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 810 3rd Ave SE) was submitted by Cash-Wa Distributing Company – Thomas Henning, CEO. Brett Bill stated that the petitioner is seeking to rezone in order to eliminate split zoning and allow for future development. The petitioner is also seeking to plat the new lot lines of the property created from acquiring a portion of the parcel to the south. Following discussion Lien moved and Rivett seconded to approve with the stipulation that the preliminary and final plat be approved and filed with the Brown County Register of Deeds. Upon roll call, all members voting aye, the motion carried.
- 3) A petition to rezone from (R-2) Medium Density Residential District and (R-2/R-4) Medium Density Residential/Special Density Residential District to (R-2) Medium Density Residential District for property described as “Lot 2, Young’s Railroad Addition in the SE ¼ of Section 24, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 316 17th Avenue SE) was submitted by Melgaard Group. Adjacent property owner, Helen Gabriel, presented a letter of opposition to be filed as a matter of public record. Brett Bill stated that the petitioner is seeking to construct apartments on a vacant lot. The petitioner is requesting this rezoning with the intention of removing the split zoning on the property. The new apartment structure must meet the (R-2) Medium Density Residential District requirements. Following discussion Rivett

moved and Lien seconded to approve with the stipulation that the proposed development meet the (R-2) Medium Density Residential District. Upon roll call, all members voting aye, the motion carried.

- 4) A petition to rezone from (I-2) Unrestricted Industrial District to (R-3) High Density Residential District for property described as “Lot 1, Jackson Heights First Addition in the SW ¼ of Section 18, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (1016 First Avenue Southeast) was submitted by K.O. Lee Company. Brett Bill stated that the property is currently zoned (I-2) Unrestricted Industrial District which does not allow new residences to be constructed. The Aberdeen Housing Authority is seeking to rezone from (I-2) Unrestricted Industrial District to (R-3) High Density Residential District in order to construct the Jackson Heights Apartments. (R-3) High Density Residential zoning is located in the immediate area to the south and east. Following discussion Lien moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 5) A preliminary and final plat described as “First Subdivision of Lot A, Aberdeen Motor Hotels’ Addition to the City of Aberdeen, South Dakota, being a subdivision of Bjornson’s O.L. 2 in the NW ¼ of Section 20, T123N-R63W of the 5th P.M., Brown County, South Dakota,” (2416 and 2424 6th Avenue SE) was submitted by Harr Management LLC - James C. Harr; Roger Huff, Cory Huff & Chad Huff. Brett Bill stated that the petitioners are proposing to plat two properties in order to allow for the sale of Lot 1A for future development. Lot 1A will have street access through the public access easement on Bjornson’s Outlot 1. Following discussion Woodward moved and Lien seconded to approve with the stipulation that future development must meet all the (C-2) Highway Commercial District requirements. Upon roll call, all members voting aye, the motion carried.
- 6) A preliminary and final plat described as “Kolker Addition to the City of Aberdeen in the NE ¼ of Section 19, T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 629 Grand Street South) was submitted by Patrick & Laura L. Kolker. Brett Bill stated that the petitioners are proposing to construct an accessory structure on their lot. In order to be granted a permit for the structure, they are required to replat the property into one parcel. Following discussion Rivett moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 7) A preliminary and final plat described as “Lincoln School Addition in the SE ¼ of Section 14, T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 414 10th Street South) was submitted by Aberdeen School District 6-1. Brett Bill stated that the petitioners are proposing to construct an addition onto the current elementary school building. In order to be granted a permit for the addition, they are required to plat the property into one parcel. The petitioner was approved for rezoning to eliminate split zoning at the June 18, 2013 Planning Commission meeting. Following discussion Lien moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 8) A preliminary and final plat described as “Unser 1st Improvement Subdivision in Aberdeen, South Dakota in the NE ¼ of Section 23, T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 803 and 809 Tenth Street South) was submitted by Charlie & Patricia Unser. Brett Bill stated that the petitioner is combining multiple lots into one property. The residence is

located on the north side of the newly platted property. The petitioner does not plan any future development. They are seeking to combine the lots to fix the legal description. Following discussion Rivett moved and Lien seconded to approve, all members voting aye, the motion carried.

- 9) A preliminary and final plat described as “Wards Second Subdivision to Aberdeen in the NE ¼ of Section 19, T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1717 and 1725 Ward Drive) was submitted by Hub Area Habitat for Humanity. Brett Bill stated that the property will be split between 2 lots. The petitioner is platting their property to allow for future development of residences. This is a continuation of Wards Subdivision. A house has already been constructed on Lot 2. Following discussion Rivett moved and Lien seconded to approve, all members voting aye, the motion carried.
- 10) A preliminary and final plat described as “Weber 1st 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. 208 Second Street North) was submitted by Randall E. Weber. Brett Bill stated that this current plat consists of 3 property lot lines. The petitioner is platting their property to reconfigure the lot lines and allow for rebuilding a gas station that was damaged by fire. Following discussion Woodward moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 11) A preliminary and final plat described as “Woehl 1st Improvement Subdivision in Aberdeen, South Dakota in the SE ¼ of Section 14, T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 917 Fourth Avenue SW) was submitted by Troy & Rebecca Woehl. Brett Bill stated that the former plat showed the property being located on multiple lots. The underlying parcels must be platted into one lot to allow further development. The residence has a building permit for interior remodeling. Following discussion Rivett moved and Lien 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