

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**August 20, 2013**

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

Kezar moved and Rivett seconded to approve the minutes of July 16, 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 “HAPI Third Central Subdivision to Aberdeen in the W ½ of the NE ¼ of Section 30, T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota,” (a.k.a. Directly West of Aberdeen Central High School) was submitted by Homes Are Possible, Inc. Jeff Mitchell of HAPI was present to represent the property. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to continue the development of a residential subdivision. This phase of the proposed subdivision will consist of 63 lots to be developed for single family residential structures. A Tax Increment Finance District (TIF) request was submitted in conjunction with this proposed plat. Following discussion Kezar moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 2) Tax Increment Finance District No. 19 Project Plan was submitted by Homes Are Possible, Inc. Jeff Mitchell of HAPI was present to represent the property. Brett Bill stated that the petitioners are requesting this Tax Increment Finance District (TIF) with the intention of continuing the development of a new housing subdivision that would meet the needs for affordable housing in Aberdeen. The purpose of the TIF request is to fund the infrastructure extensions of water, sewer, electrical, sidewalks, and storm drainage improvements associated with the extension of the current street network. These improvements will serve a residential development consisting of 63 lots. Each lot will have the required curb, gutter, street, sidewalk and landscaping, along with water, sewer and all other city utilities. This TIF Project Plan has been previously reviewed by the City Finance Officer and has been given his conditional approval. The TIF #19 Project Plan proposal appears to meet the requirements set forth by South Dakota Codified Law. Following discussion Kezar moved and Woodward seconded to approve with the following corrections: 1) Sheet 1 of 5 of plans submitted by Helms, needs the directional arrow corrected, and 2) Corrections need to be made to signature page of plat. Upon roll call, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “Kraig Schlaht Addition to the City of Aberdeen, South Dakota, located in the NE ¼ of Section 19, T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota,” (a.k.a. 1702 6<sup>th</sup> Ave SE - Previous location of Maverick’s Restaurant) was submitted by Kraig Schlaht. Brett Bill stated the petitioner is requesting this preliminary and final plat in order to clean up the legal description of the property as part of a remodel project. Following discussion Kezar moved and Lien seconded to approve, all members voting aye, the motion carried.
- 4) A preliminary and final plat described as “Pickle Addition to the City of Aberdeen, South Dakota, located in the NW ¼ of Section 24, T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota,” (a.k.a. 115 9<sup>th</sup> Ave SW) was submitted by John G. Meier. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to better define the legal description of the property as part of a residential remodel project. A lot width variance and several building setback variances were approved for this property by the Aberdeen Board of Zoning Adjustment on July 11, 2013. Following discussion Woodward moved and Rivett seconded to approve, all members voting aye, the motion carried.

- 5) A preliminary and final plat described as “J. Meyer Addition to the City of Aberdeen, in the SW ¼ of Section 24, T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota,” (a.k.a. 1515 Lincoln St S) was submitted by John and Patricia Meyer. John Meyer was present to represent the property. Brett Bill stated that the petitioners are requesting this preliminary and final plat with the intention of conveying the property to another party. Following discussion Kezar moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 6) A preliminary and final plat described as “University Addition to the City of Aberdeen, in the SW ¼ of Section 24, T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota,” (a.k.a. 116 15<sup>th</sup> Ave SE) was submitted by John and Patricia Meyer. John Meyer was present to represent the property. Todd Jordre of the NSU Foundation was also present. Brett Bill stated that the petitioners are requesting this preliminary and final plat with the intention of conveying the property to another party. Neighbors Steve Waiflein and Kim Lien spoke in opposition to what may in the future happen with this platted lot. Following discussion Kezar moved and Rivett seconded to approve, all members voting aye with Lien abstaining, the motion carried.
- 7) A Street Name Change described as “Security Avenue NE between Enterprise Street N on the West and Production Street N on the East, located in the Aberdeen Industrial Park East Addition in the NE ¼ of Section 16, T123N-R63W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. Security Avenue NE) was submitted by the Aberdeen Development Corporation. Brett Bill stated that the Aberdeen Development Corporation is requesting to rename Security Avenue NE to Maloney Avenue NE in order to honor Dennis Maloney for the many years of volunteer service that he has given for the growth and betterment of Aberdeen. Following discussion Lien moved and Kezar seconded to approve, all members voting aye, the motion carried.
- 8) A preliminary and final plat described as “Lamont Tenth Addition, Part of the North Half of Section 20, T123N-R63W of the 5<sup>th</sup> P.M., to the City of Aberdeen, County of Brown, State of South Dakota,” (a.k.a. 3500 6<sup>th</sup> Ave SE - North of the Holiday Inn Express) was submitted by Stiles and Byron, A Partnership - William S. Lamont, Managing Partner and Lamont Enterprises, Limited Partnership - Gary DeVries, Manager. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to create two lots for future commercial development. Following discussion Kezar moved and Woodward seconded to approve with the stipulation that the State DOT must approve access approach for Lafayette Street off of Hwy 12. Upon roll call, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson  
Planning Commission Secretary