

MINUTES
ABERDEEN CITY PLANNING COMMISSION
September 17, 2013

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

Kezar moved and Lien seconded to approve the minutes of August 20, 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 "Nathan Pueppke Addition to the City of Aberdeen, South Dakota, located in the NE ¼ of Section 23, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 629 9th Street South) was submitted by Nathan Pueppke. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to clean up the legal description of the property, for the purpose of constructing a detached garage. Lot dimension variances were approved for this proposed plat by the Aberdeen Board of Zoning Adjustment on August 8th, 2013. Following discussion Kezar moved and Johnson seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as "Prairie's Edge Eighth Addition to the City of Aberdeen in the NW ¼ of Section 8, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 2402, 2406, 2410, 2414 and 2420 Water View Drive) was submitted by Prairie's Edge Development, L.L.C. Brett Bill stated that the petitioner is requesting this preliminary and final plat with the intention of creating 4 lots (Lots 2-5) for the development of twin homes. Proposed Lot 1 will be developed for a single family residence. Shared lot line variances for the twin homes were granted by the Aberdeen Board of Zoning Adjustment at the September 12, 2013 meeting. Following discussion Johnson moved and Kezar seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as "Prairie's Edge Ninth Addition to the City of Aberdeen, in the NW ¼ of Section 8, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 2810, 2816, 2822 and 2830 Water View Drive) was submitted by Prairie's Edge Development, L.L.C. Brett Bill stated that the petitioner is requesting this preliminary and final plat with the intention of reconfiguring lot lines, in order to accommodate future residential development. The remainder of the proposed lots must be replatted into the adjoining property to the East of the proposed addition and rezoned to (A-1) Agricultural District. Following discussion Johnson moved and Kezar seconded to approve with the stipulation that a preliminary and final plat and petition to rezone to (A-1) Agricultural District are submitted to the Aberdeen Planning and Zoning Department, for the adjoining property to the East of this proposed plat, prior to this plat being filed with the Brown County Register of Deeds. Upon roll call, all members voting aye, the motion carried.

- 4) A preliminary and final plat described as “Burdette’s Court Street Subdivision in Aberdeen, South Dakota, located in the SE ¼ of Section 13, T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 209 Railroad Avenue SE) was submitted by Court Street Investments, LLC – Dan Burdette, President. Dan Burdette and Fran Brink of Brink Engineering were present to represent the property. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to consolidate buildings and parking onto one lot for the continued commercial use of the property and to obtain a sign permit. Following discussion Kezar moved and Lien seconded to approve, all members voting aye, the motion carried.
- 5) A preliminary and final plat described as “T and S Jones Consolidation Subdivision in Aberdeen, South Dakota, located in the NW ¼ of Section 24, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1122 Main Street S – Lords and Ladies Beauty Salon) was submitted by Tom and Sarah Jones. Sarah Jones was present to represent the property. Brett Bill stated that the petitioners are requesting this preliminary and final plat with the intention of cleaning up the legal description, for the purpose of future commercial development/redevelopment on the property. A petition to rezone the property to (C-1) Neighborhood Commercial District was submitted in conjunction with this preliminary and final plat. Following discussion Lien moved and Johnson seconded to approve, all members voting aye, the motion carried.
- 6) A petition to rezone from (C-1/R-4) Neighborhood Commercial District/Special Density Residential District and (I-2) Unrestricted Industrial District to (C-1) Neighborhood Commercial District for property described as “Proposed Lot 1, T and S Jones Consolidation Subdivision in Aberdeen, South Dakota, located in the NW ¼ of Section 24, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1122 Main Street South – Lords and Ladies Beauty Salon) was submitted by Tom and Sarah Jones. Sarah Jones was present to represent the property. Brett Bill stated that the petitioners are requesting this petition to rezone in order to remove the split zoning on the property, with the intention of future commercial development/redevelopment. This petition to rezone was submitted in conjunction with a preliminary and final plat. Following discussion Kezar moved and Johnson 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