

MINUTES
ABERDEEN CITY PLANNING COMMISSION
November 19, 2013

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

Papousek moved and Rivett seconded to approve the minutes of October 15, 2013, all members voting aye, the motion carried.

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

- 1) A preliminary and final plat described as “Plat of Schriver Park Ridge Estates Subdivision in the NE ¼ of Section 10, T123-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1525 and 1531 Park Ridge Court) was submitted by George and Stacy Schriver. Ken Hubbart stated that the petitioner is requesting this preliminary and final plat in order to combine two adjoining lots in order to comply with a stipulation of a previously approved construction project on the properties. Following discussion Papousek moved and Johnson seconded to approve, all members voting aye, the motion carried.
- 2) A petition to vacate public right-of-way for property described as “The 16’ wide public alley right-of-way between Lots 1-3 and Lot 12, Block 23, Highland Park Addition commencing at the West side of Fourteenth Street South Public R.O.W. and extending West 150’,” (a.k.a. 1405 and 1407 Ninth Ave SW) was submitted by Michael Koplen and Richard Ludwig. Ken Hubbart stated that the petitioner is requesting this petition to vacate public R.O.W. in order to eliminate an unused alley R.O.W. Following discussion Johnson moved and Lien seconded to approve with the stipulation that the adjacent properties are replatted to include the underlying lots and vacated R.O.W.’s. Upon roll call, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “Plat of Nordstrom-Pierson Second Addition to Aberdeen in the SW ¼ of Section 8, T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 2905, 3011 and 3035 Eighth Ave NE) was submitted by Midwest Business Condos, LLC. Ken Hubbart stated that the petitioner is requesting this preliminary and final plat in order to create three lots to accommodate the separate phases of a previously approved construction project consisting of three buildings. Following discussion Papousek moved and Rivett seconded to approve with the stipulation that all construction complies with the previously approved Special Exception. Upon roll call, all members voting aye the motion carried.
- 4) Permission to operate Real Estate/Auction Business in C-1 District on property described as “The East 134’ of Lot 804 and Lot 805, Morning Heights Extended Addition” (a.k.a. 1512 Tenth Ave SE) was submitted by Robert L. Hamek and Jim Thorpe. Jim Thorpe was present to represent the property. Ken Hubbart stated that the petitioner is requesting to operate a

real estate and auction service in a (C-1) Neighborhood Commercial District. This is a permitted use in this district; however any change in use or construction must receive prior approval from the Planning Commission. If this request is approved, the owner must apply for a Special Exception for the open storage of auction equipment or apply for and receive a building permit for a structure to store said items with this board's approval. Following discussion Papousek moved and Woodward seconded to approve with the stipulation that a Special Exception is obtained for open storage or a building permit is obtained for a structure to house any miscellaneous equipment. Upon roll call, all members voting aye, the motion carried.

- 5) A preliminary and final plat described as "Plat of Forest Acres-US Bank Second Addition to the City of Aberdeen, in the SE ¼ of Section 23, T123N-R64W of the 5th P.M., Brown County, South Dakota," (a.k.a. 901 17th Ave SW, 1616, 1622, 1702, 1706, 1710, and 1714 Eighth St S, and 810 & 811 Taylor Dr) was submitted by Justin Tolvstad, Douglas & Julie Larson, Randall & Janice Padgett, Rodney & Cynthia Schick, Lovila Hanson, Scott & Sandra Grebner, Donald & Carol Weigel, Myron & Rebecca Jeschke, Cynthia Walsh, Aberdeen Christian School and Melvin & Lucille Palmer. Ken Hubbard stated that the petitioner is requesting this preliminary and final plat in order to combine several previously vacated R.O.W.'s with the adjacent properties. Following discussion Johnson moved and Rivett seconded to approve with the stipulation that the Eighth St S and Taylor Dr properties rezone additional property to (R-1) Low Density Residential to eliminate split zoning caused by adding the Vacated R.O.W. Upon roll call, all members voting aye, the motion carried.
- 6) A preliminary and final plat described as "Plat of Ilene Schmidt Addition to the City of Aberdeen in the SE ¼ of Section 18, T123N-R63W of the 5th P.M., Brown County, South Dakota," (a.k.a. 313 Park Ave) was submitted by Ilene E. Schmidt Living Trust, Ilene Schmidt-Trustee. Ken Hubbard stated that the petitioner is requesting this preliminary and final plat in order to combine two adjacent properties into one parcel for development or conveyance. Following discussion Johnson moved and Papousek seconded to approve, all members voting aye, the motion carried.
- 7) Permission to replace freestanding sign in an I-1 Zoning District described as "Lot 3, Safeguard/ADC Subdivision in the NE ¼ Section 17, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 2914 Industrial Ave NE) was submitted by Hub City, Inc. Ken Hubbard stated that the petitioner is requesting to replace an existing freestanding sign in the Industrial Park District, which requires preapproval by the Planning Commission. If this request is approved, it should be stipulated that the new sign adheres to size and setback requirements of the sign code. Following discussion Papousek moved and Rivett seconded to approve with the stipulation that the new sign complies with both the size and setback requirements of the (I-1) Industrial Park District. Upon roll call, all members voting aye, the motion carried.
- 8) A preliminary and final plat described as "Plat of 1A, 1B, and 1C in Evan's Third Subdivision to Aberdeen in the SE ¼ of Section 7, T123N-R63W of the 5th P.M., Brown County, South Dakota," (a.k.a. 1321 and 1409 Roosevelt St N and 2024 Fifteenth Ave NE) was submitted by BBI, LLC. Ken Hubbard stated that the petitioner is requesting this preliminary and final plat

in order to replat existing parcels in order to comply with city zoning requirements for the construction of a new multi-family apartment building. Following discussion Papousek moved and Woodward seconded to approve, all members voting aye, the motion carried.

- 9) A preliminary and final plat described as “Plat of Neal First Consolidation Subdivision in the SW ¼ of Section 12, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1322 First St N) was submitted by Ryan and Abby Neal. Ken Hubbart stated that the petitioner is requesting this preliminary and final plat in order to replat underlying parcels into one lot in order to construct a new accessory structure. Following discussion Johnson moved and Woodward seconded to approve, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary