

MINUTES
ABERDEEN CITY PLANNING COMMISSION
February 18, 2014

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

Kezar moved and Lien seconded to approve the minutes of January 21, 2014, 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 "Plat of Dahme First Consolidation Addition to the City of Aberdeen, located in the SW ¼ of Section 12, T123N-R64W of the 5th P.M., Brown County, South Dakota," (a.k.a. 1304 Third St N) was submitted by Gary and Molly Dahme. Ken Hubbart stated that the petitioner is requesting this preliminary and final plat in order to clarify the legal description of a developed property for further development or sale of the property in the future. Following discussion Kezar moved and Papousek seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as "Corrective Plat of McDonald Second Consolidation Addition to the City of Aberdeen, located in the NE ¼ of Section 24, T123N-R64W of the 5th P.M., Brown County, South Dakota," (a.k.a. 516 Eleventh Ave SE) was submitted by Leon R. McDonald & Northern Commons Apartments, LLC. Ken Hubbart stated that the petitioner is requesting this preliminary and final plat in order to correct inaccuracies of a previous platting of this property. Following discussion Kezar moved and Papousek seconded to approve, all members voting aye, the motion carried. Kezar directed staff to check into whether easements for gas & utilities were needed.
- 3) Tax Increment Finance District No. 20 Project Plan was submitted by D & H Development Corporation. Ken Hubbart stated that the petitioners are requesting this Tax Increment Finance District (TIF) with the intention of completing the final phase of an existing subdivision suited for twin-home construction. The purpose of the TIF request is to fund the necessary fill work to remove the property from flood plain, grading, drainage, riprap and street surfacing costs. These improvements will serve a residential development consisting of 20 lots for proposed construction of new twin homes. Each lot will have the required curb, gutter, street, sidewalk, landscaping, as well as 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 #20 Project Plan proposal appears to meet the requirements set forth by South Dakota Codified Law. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye, the motion carried.

Brett Bill introduced Chris Witzel as City Planner.

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

Submitted by,

Paula Nelson
Planning Commission Secretary