

MINUTES
ABERDEEN CITY PLANNING COMMISSION
May 20, 2014

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

Papousek moved and Lien seconded to approve the minutes of April 15, 2014, 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 “Proposed Lot 1, K and A Addition in the SW ¼ of Section 16, T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 402, 414 Columbia Drive) was submitted by Wagner Holdings, LLC. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to reconfigure lot lines with the intention of combining two lots into one lot to allow for new commercial construction. Following discussion Papousek moved and Lien seconded to approve, all members voting aye, the motion carried.
- 2) A Tax Increment Finance District No. 22 Project Plan described as “Prairie’s Edge Addition to the City of Aberdeen, in the NW ¼ of Section 8, T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. Lot 11, of Prairie’s Edge 5th Addition, Lots 1 - 5, Block 1, Lots 1 - 11, Block 2, and Lot A of Prairie’s Edge 10th Addition) was submitted by Prairie’s Edge Development, LLC. Attorney Jay Gellhaus and Aaron Waldo of Prairie’s Edge Development LLC were present to represent the property. Chris Witzel stated that the petitioner is requesting this Tax Increment Finance District (TIF) to fund the necessary construction of road, curb and gutter. These improvements will continue the residential development of the Prairie’s Edge Addition by providing access to 18 previously platted lots. The TIF project plan has been previously reviewed by the City Finance Officer and has been given his tentative approval. The TIF #22 Project Plan proposal appears to meet the requirements set forth by South Dakota Codified Law. Upon roll call, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary