

MINUTES
ABERDEEN CITY PLANNING COMMISSION
July 15, 2014

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

Johnson moved and Woodward seconded to approve the minutes of June 17, 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 “Thorpe Realty Addition to the City of Aberdeen in the NW ¼ of Section 19, T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1002 Lawson St S) was submitted by James and Peggy Thorpe. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to combine two underlying lots into one lot. This property was previously granted a special exception for open storage in a (C-1) Neighborhood Commercial District with the stipulation that the property be replatted. Following discussion Kezar moved and Johnson seconded to approve, all members voting aye, the motion carried.
- 2) Preliminary and final plat described as “Marko Addition to the City of Aberdeen, in the NW ¼ of the NE ¼ of Section 24, T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 205 9th Ave SE) was submitted by Terrance and Lynda Marko. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to clarify the legal description of a previously developed property and allow for future residential construction. A permit was issued for the demolition of a fire damaged garage at this address. Following discussion Johnson moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 3) A petition to rezone from (C-3/R-4) Central Business District/Special Density Residential District to (R-3) High Density Residential District for property described as “North 50’ of Lot 6, Block 60 and the South 8’ of vacated alley adjacent thereto, Second Addition of Aberdeen, South Dakota,” (a.k.a. 210 4th St S) was submitted by Rose Marie Hawk. Chris Witzel stated that the petitioner is requesting this petition to rezone in order to bring the property into compliance with lot size and current residential use of the property to accommodate the construction of a front deck. This property was recently granted building variances by the Zoning Board of Adjustment with the stipulation that it be rezoned. Following discussion Kezar moved and Lien seconded to approve, all members voting aye, the motion carried.
- 4) Permission to construct sign in a (C-1) Neighborhood Commercial District on property described as “Lot 1 Premier Corner Subdivision,” (a.k.a. 223 8th Ave NW) was submitted by Bridget Brevik-Premier Purchasing Solutions, LLC. Chris Witzel stated that the petitioner is requesting permission to construct a new commercial sign in a (C-1) Neighborhood Commercial District, which requires approval from this commission. The new sign will be located in the same spot on the lot as the previous sign but will be rotated to run perpendicular

to 8th Ave NW instead of parallel. The new sign will meet all square footage and setback requirements in the district. Following discussion Johnson moved and Woodward seconded to approve, all members voting aye, the motion carried.

- 5) Permission to construct a 70' tall communications tower in an (I-1) Industrial Park District on property described as "Lot 1 Safeguard/ADC Subdivision," (a.k.a. 2830 Industrial Ave NE) was submitted by AT & T Mobility. Blair Ransom of Velocitel was present to represent the property. Chris Witzel stated that the petitioner is requesting permission to construct a new 75' tall communications tower in a Industrial Park District. The location of the tower must be approved by the Aberdeen Regional Airport/FAA prior to construction commencing. After approval, both Avera St. Lukes and Sanford Health must be made aware of the location of the new communications tower. Following discussion Johnson moved and Kezar seconded to approve with the stipulation that all necessary entities be notified and the necessary approvals have been obtained. Upon roll call, all members voting aye, the motion carried.
- 6) A preliminary and final plat described as "Rivett Sixth Avenue Addition to Aberdeen in the SW ¼ of Section 17, T123N-R63W of the 5th P.M., Brown County, South Dakota," (a.k.a. 2411 and 2415 6th Ave SE and 402 Harvard St S) was submitted by Ronald Rivett. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to reconfigure the lot lines of the three underlying lots to create five new lots for future commercial development. The underlying Public Right-of-Ways of both 5th Ave SE and Greenwood Street have been previously vacated. Following discussion Johnson moved and Lien seconded to approve, all members voting aye, the motion carried.
- 7) A petition to vacate the public right-of-way described as "The East 33' of the North 69.23' of South First Street Lying Adjacent to and Immediately West of Aberdeen Steel Buildings Outlot A, Block 43, Thomas Addition to Aberdeen, South Dakota," (a.k.a. 1100 Block of South 1st Street) was submitted by Doug Braa. Chris Witzel stated that the petitioner is requesting this vacation of right-of-way in order to facilitate future residential development. Brett Bill stated that his department is concerned about the direction the petitioner received from the City Attorney allowing vacation of only ½ of the alley. Mr. Bill explained that the policy in the past has been to vacate entire alleys. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 8) A preliminary and final plat described as "Lot 1A and Lot 2A in Block 43 of Thomas Addition to the City of Aberdeen, in the NW ¼ of Section 24, T123N-R64W of the 5th P.M., Brown County, South Dakota," (1108 & 1116 Main St S) was submitted by Doug Braa. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to combine seven underlying lots and portions of vacated Public Right-of-Ways into two new lots to facilitate future residential development. An accompanying request for the rezoning and vacation of public right-of-way for this property was submitted in conjunction with this preliminary and final plat. Following discussion Johnson moved and Lien seconded to approve with the stipulations that the property be rezoned to a (R-3) High Density Residential District, that all requested Public Right-of-Ways be vacated, and the west 33' of this plat be acquired by the petitioner from a city surplus auction. Upon roll call, all members voting aye, the motion carried.
- 9) A petition to rezone from (I-2) Unrestricted Industrial District, (C-1/R-4) Neighborhood

Commercial District/Special Density Residential District to (R-3) High Density Residential District for property described as “Proposed Lot 1A in Block 43 of Thomas Addition,” (a.k.a. 1116 Main St S) was submitted by Doug Braa. Chris Witzel stated that the petitioner is requesting this petition to rezone in order to bring the property into compliance with proposed lot size and dimensions and eliminate split zoning. The property adjacent to the depot is being rezoned to facilitate future high density residential development while also preserving the historic depot building. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye, the motion carried.

- 10) Permission to renovate a historic building in a (C-3/R-4) Central Business District/Special Density Residential District for property described as “Lot 12, Block 11, Original Plat,” (a.k.a. 224 Main St S – Old Play It Again Sports Building) was submitted by Scott Peterson – 224 Holdings, LLC. Scott Peterson was present to represent the property. Chris Witzel stated that the petitioner is requesting permission to renovate a historic building located in the Aberdeen Commercial Historic District, a new ordinance amendment states that the Planning Commission must approve prior to construction. The façade renovation will include a new storefront, awning, blade sign, refurbished brick, cement board siding and trim, and replacing windows. The new construction and sign will meet all square footage and setback requirements in the district, and will be subject to approval by the Planning Commission before construction. The Aberdeen Downtown Associate has reviewed the plans and has awarded the petitioners a façade grant. Project has been approved from both the State Historic Preservation Office and the BID #1 Architectural Design Review Committee. Kezar stated that the Aberdeen Downtown Association had requested the ordinance amendment that was very recently approved and now with this first request they don’t appear to be following many of the details that they had requested in their proposed amendments including the timeliness of their submitted information. Kezar pointed out that City Staff was presented a detailed email at 1:42 p.m. today and that should have been submitted weeks ago, rather than day of meeting. Kezar also stated he was disappointed that this exterior work had started without the proper permits in place. Kezar reiterated that he agrees with the ADA’s concept but not the way they handled this first request. Following discussion Woodward moved and Lien seconded to approve, all members voting aye with Johnson abstaining, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary