

MINUTES
ABERDEEN CITY PLANNING COMMISSION
August 19, 2014

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

Kezar moved and Woodward seconded to approve the minutes of July 15, 2014, all members voting aye, the motion carried.

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

- 1) 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 “Lot 2, DG McLaughlin’s First Subdivision of the North 80’ of Lots 1-2 Foster’s First Subdivision, Block 24, First Addition,” (a.k.a. 404 Second St S) was submitted by Melissa Webb. 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. 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 Woodward seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “Charles Edwards Addition to the City of Aberdeen, South Dakota located in the SE ¼ of Section 12-T123N-R64W of the 5th P.M.,” (a.k.a. 1020 and 1024 State St N) was submitted by Charles Edwards. 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 adjacent lots into one lot to allow for an accessory structure to meet all required setbacks. A corresponding application for building variances was submitted and approved by the Zoning Board of Adjustment on this month’s agenda. Following discussion Lien moved and Kezar seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “Joe Ludwig Addition to the City of Aberdeen, South Dakota located in the NW ¼ of Section 13-T123N-R64W of the 5th P.M.,” (705 Third St S) was submitted by Joseph C. Ludwig. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to reconfigure lot lines to facilitate the construction of a new accessory structure. A building permit was issued at the time of application. Following discussion Woodward moved and Lien seconded to approve, all members voting aye, the motion carried.
- 4) A preliminary and final plat described as “T. Rux Addition to the City of Aberdeen, South Dakota located in the NW ¼ of Section 24-T123N-R64W of the 5th P.M.,” (a.k.a. 121 and 123 9th Ave SW) was submitted by Tom and Kathy Ruz. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to reconfigure lot lines on two underlying lots. This property was granted lot size and structure setback variances by the Zoning Board of Adjustment on September 12, 2013. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 5) A preliminary and final plat described as “Gasco Consolidation Subdivision located in the NE ¼ of Section 24-T123N-R64W of the 5th P.M., Aberdeen, South Dakota,” (a.k.a. 711 Arch St S) was

submitted by John A. Gasco. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to reconfigure lot lines to facilitate future residential construction. A corresponding application for building variances was submitted and approved by the Zoning Board of Adjustment on this month's agenda. Following discussion Kezar moved and Lien seconded to approve, all members voting aye, the motion carried.

- 6) A preliminary and final plat described as "Yeske Second Addition to the City of Aberdeen, located in the NW ¼ of Section 7-T123N-R63W of the 5th P.M., Brown County, South Dakota," (a.k.a. 1118 and 1128 18th Ave NE) was submitted by Gary and Jo Ann Yeske. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to reconfigure lot lines to facilitate future residential development. Following discussion Lien moved and Kezar seconded to approve, all members voting aye, the motion carried.
- 7) Permission to replace a sign on a business located in Aberdeen Commercial Historic District on property described as "Lot 7, Block 11, Original Plat," (a.k.a. 214 Main St S) was submitted by Mark Rich-Zbc, Inc. Chris Witzel stated that the petitioner is requesting permission to replace an existing blade sign on a building located within the Aberdeen Commercial Historic District, a new ordinance amendment states that the Planning Commission must approve prior to construction. The new sign will meet all square footage requirements and design standards within the district. This project was reviewed and approved by the BID #1 Architectural Design Review Committee. Following discussion Woodward moved and Kezar seconded to approve, all members voting aye, the motion carried.
- 8) Permission to replace signs on a business located in Aberdeen Commercial Historic District on property described as "Lot 1, Jensen's Corner Subdivision," (a.k.a. 518 Main St S) was submitted by Francis E. Jensen - Domino's Pizza. Chris Witzel stated that the petitioner is requesting permission to replace the existing signage on a building located within the Aberdeen Commercial Historic District, a new ordinance amendment states that the Planning Commission must approve prior to construction. The new signs will meet all square footage requirements in the district; however they will not meet the design requirements, listed in the attached document, laid out in the Aberdeen Commercial Historic District. This project was reviewed and approved by the BID #1 Architectural Design Review Committee on August 8, 2014. Following discussion Lien moved and Woodward seconded to approve. Upon roll call, Lien-aye, Woodward-aye, Jung-aye, Kezar-nay (3-aye,1-nay), the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary