

MINUTES
ABERDEEN CITY PLANNING COMMISSION
October 21, 2014

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

Johnson moved and Papousek seconded to approve the minutes of September 16, 2014, all members voting aye, the motion carried.

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

- 1) Permission to renovate a building in the Aberdeen Commercial Historic District on property described as "Lot 1, Jensen's Corner Subdivision," (a.k.a. 518 Main St S) was submitted by Frank Jensen - Domino's Pizza. Chris Witzel stated that the petitioner is requesting permission to renovate a historic building located in the Aberdeen Commercial Historic District, ordinance states that the Planning Commission must approve prior to construction. The façade renovation will include replacing existing green fascia with black steel, remove service door and replace with two windows, add flagstone rock to the southeast corner from ground to fascia, and remove concrete "stump" by southeast corner of building. This project is on a building deemed non-contributing to the historic district, and thus has been approved by the State Historic Preservation Office. The BID #1 Architectural Design Review Committee has reviewed the request and has approved the newly proposed changes. Following discussion Lien moved and Papousek seconded, all members voting aye with Johnson abstaining, the motion carried.
- 2) A petition to vacate the public right-of-way described as "16' x 50' alley lying east and adjacent to Lots 23 and 24, Block 38 of Hagerty and Lloyd's Addition to Aberdeen," (a.k.a. 224 Kline St N and 409 2nd Ave NE) was submitted by St. Mary's Church of Aberdeen Incorporated. Chris Witzel stated that the petitioner is requesting this vacation of right-of-way in order to vacate an unused 16' x 50' piece of alley right-of-way. Following discussion Johnson moved and Papousek seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as "Hagerty and Lloyd's Eighth Subdivision in the NE ¼ of Section 13, T123N-R64W of the 5th P.M., Aberdeen, South Dakota," (a.k.a. 409 2nd Ave NE) was submitted by St. Mary's Church of Aberdeen Incorporated. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to combine three underlying lots and portions of vacated right-of-way into one lot. A corresponding petition to vacate public right-of-way was submitted with this plat. Following discussion Johnson moved and Lien seconded to approve, all members voting aye, the motion carried.
- 4) A preliminary and final plat described as "Double D Body Shop Addition to the City of Aberdeen in the NW ¼ of Section 13, T123N-R64W of the 5th P.M., Brown County South Dakota," (a.k.a. 410, 416, 420, and 424 4th St N) was submitted by Michael & Caroline Sommers. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to combine four underlying lots into one lot to facilitate future commercial construction. Following discussion Papousek moved and Lien seconded to approve, all members voting aye, the motion carried.
- 5) Permission to install a wall sign on a business located in Aberdeen Commercial Historic District on property described as "Lots 7-8, Block 7, Original Plat," (a.k.a. 9 Second Ave SE & 121 Main St S) was submitted by Bart Walker and Jacob Bosmoe. Chris Witzel stated that the petitioner is requesting

permission to install a wall sign and to change the use of a building located within the Aberdeen Commercial Historic District. The new wall sign will meet all square footage requirements for the district; however it will not meet the design requirements for the Aberdeen Commercial Historic District. This project was reviewed and approved by both the BID #1 Architectural Design Review Committee and the State Historical Preservation Office. Following discussion Lien moved and Papousek seconded to approve, all members voting aye, the motion carried.

- 6) Permission to install a window sign on a business located in Aberdeen Commercial Historic District on property described as "Lots 8-9, Block 11, Original Plat," (a.k.a. 216 and 218 Main St S) was submitted by Mark Rich. Mark Rich was present to represent the property. Chris Witzel stated that the petitioner is requesting permission to install a window sign and to change the use of a building located within the Aberdeen Commercial Historic District. The new window sign will meet all square footage requirements; however it will not meet the design requirements for the Aberdeen Commercial Historic District. This project was reviewed and approved by the BID #1 Architectural Design Review Committee and the State Historical Preservation Office. This project was approved by Zoning Board of Adjustment on October 9, 2014. Following discussion Johnson moved and Papousek seconded to approve, all members voting aye, the motion carried.
- 7) Permission to renovate a building in a (C-1) Neighborhood Commercial District on property described as "Lots 1-4, St. Luke's Replat in Block 83," (a.k.a. 201 Lloyd St S) was submitted by Physicians Plaza. Chris Witzel stated that the petitioner is requesting permission to replace portions of the roof on a building located in a Neighborhood Commercial District, which requires approval from this commission. Following discussion Johnson moved and Papousek seconded to approve, all members voting aye, the motion carried.
- 8) Permission to install a wall sign on a business located in Aberdeen Commercial Historic District on property described as "Lot 1, Blackstone 1st Subdivision," (a.k.a. 14 Main St S) was submitted by Blackstone Developers, LLC. Chris Witzel stated that the petitioner is requesting permission to install a wall sign on a building located within the Aberdeen Commercial Historic District. The new channel letter wall 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 Papousek moved and Johnson seconded to approve, all members voting aye, the motion carried.

Brett Bill presented a plaque to Kelly Papousek recognizing his years of service on the Planning Commission and Residential Contractor's Board.

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

Submitted by,

Paula Nelson
Planning Commission Secretary