

MINUTES
ABERDEEN CITY PLANNING COMMISSION
February 17, 2015

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

Kezar moved and Johnson seconded to approve the minutes of December 16, 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 “Bingham Addition to the City of Aberdeen, South Dakota,” (a.k.a. 903 8th Ave SE) was submitted by Marvin B. Bingham. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to combine portions of three underlying lots into one lot to facilitate the construction of a new deck. Following discussion Johnson moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “St. Mary’s Church Second Addition to Aberdeen 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 correct a previously filed plat. Following discussion Kezar moved and Lien seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “L. Dutenhoffer Addition to the City of Aberdeen, South Dakota,” (a.k.a. 824 8th Ave NE) was submitted by Leslie Dutenhoffer. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to combine an existing lot with a 8’ x 50’ portion of vacated public right-of-way in order to demolish an existing garage and construct a new 24’ x 26’ garage. Building variances for the garage were approved by the Board of Zoning Adjustment on September 11, 2014. Following discussion Johnson moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 4) A preliminary and final plat described as “Randy Helm Addition to the City of Aberdeen, South Dakota,” (a.k.a. 1411 Penn St N) was submitted by Randy J. Helm. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to combine portions of two underlying lots into one lot to facilitate the construction of an accessory structure addition that meets all required setbacks. Following discussion Kezar moved and Johnson seconded to approve, all members voting aye, the motion carried.
- 5) A preliminary and final plat described as “Ramkota First Addition to Aberdeen in the SW ¼ of Section 11, T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1400, 1405, 1602 8th Ave NW) was submitted by Regency Midwest Ventures Limited Partnership and City of Aberdeen, South Dakota.” Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to reconfigure lot lines on four underlying lots into two lots in order to

convey a portion of the property to another party. Following discussion Johnson moved and Woodward seconded to approve, all members voting aye, the motion carried.

- 6) Permission to renovate a building in an (I-1) Industrial Park District on property described as “Lot 2, Aberdeen Development Corporation 2003-1 Subdivision NE ¼ of Section 17-T123N-R63W (Industrial Park),” (a.k.a. 2919 Industrial Ave) was submitted by Aberdeen Development Corporation. Chris Witzel stated that the petitioner is requesting permission to renovate the interior of a building within the Industrial Park, located at 2919 Industrial Ave. The renovations will include pouring the concrete floor, installing the lighting and sprinkler systems, constructing the mechanical room, offices and conference room. Following discussion Lien moved and Kezar seconded to approve with the stipulation that when a final tenant is selected for this building a complete set of mechanical, electrical and architectural plans are submitted to building inspection to review and approve. Upon roll call, all members voting aye with Jung abstaining, the motion carried.
- 7) Permission to construct a nonconforming building in an (I-1) Industrial Park District on property described as “Lot 2, Aberdeen Development Corporation 1999-1 Subdivision, NE ¼ of Section 17-T123N-R63W (Industrial Park),” (a.k.a. 2921 Idea Ave) was submitted by Cory Vosika. Chris Witzel stated that the petitioner is requesting permission to construct a 24’ x 100’ building in the Industrial Park District. This type of building is not allowed to be located in the Industrial Park based on its flammability and stick-built design. This approval is contingent on the approval from Zoning Board of Adjustment and all recommended precautions outlined by the fire marshal be adhered to. Following discussion Johnson moved and Kezar seconded to approve with the stipulation that all Zoning Board of Adjustment requirements be met and all recommended precautions outlined by the fire marshal be adhered to. Upon roll call, all members voting aye, the motion carried.
- 8) A petition to rezone from (R-3) High Density Residential District to (C-3) Central Business District for property described as “The West 10’6” of Lot 6 and Lot 7, Block 27, Bennett and Thomas Addition,” (a.k.a. 11 4th Ave NE) was submitted by Mike Jung. Chris Witzel stated that the petitioner is requesting this petition to rezone in order to facilitate future commercial development. Following discussion Kezar moved and Johnson seconded to approve, all members voting aye with Jung abstaining, the motion carried.
- 9) A preliminary and final plat described as “Dean Kiefer Addition to the City of Aberdeen, South Dakota,” (a.k.a. 1323 12th Ave SE) was submitted by Dean & Gloria Kiefer. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to combine two adjacent lots into one lot to facilitate the future construction of a residential addition. A corresponding request for building variances was submitted for consideration by the Zoning Board of Adjustment. Following discussion Kezar moved and Lien seconded to approve, all members voting aye, the motion carried.
- 10) Permission to Change the Use of a Building Located in The Aberdeen Commercial Historic District on property described as “Lot 15 - 16, Block 5, Original Plat,” (a.k.a. 305 Main St S) was submitted by Melissa Larson. Chris Witzel stated that the petitioner is requesting permission to change the use of a building located within the Aberdeen Commercial Historic District. The building is currently vacant and the proposed use is a boutique and coffee shop, which is an allowable use in both the Central Business District and the Aberdeen Commercial Historic

District. This project was reviewed and approved by the BID #1 Architectural Design Review Committee. Rich Kezar asked for clarification regarding the names of the Architectural Design Review Committee members and requested more detailed information on their meeting minutes as to which members were present at a specific meeting. Following discussion Woodward moved and Kezar seconded to approve, all members voting aye with Johnson abstaining, the motion carried.

- 11) A preliminary and final plat described as "FUMC-Journey Parking Subdivision in Aberdeen, South Dakota," (a.k.a. 418, 422 Washington St S) was submitted by First United Methodist Church of Aberdeen, South Dakota. Oscar Schlenker was present to represent the property. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to reconfigure lot lines on three underlying lots into two lots in order to convey a portion of the property to another party. The lot will be used as a parking lot for the church and an access/parking contract for six parking stalls will be used to provide parking to the current/future tenants of 418 Washington St S. Following discussion Johnson moved and Kezar seconded to approve, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary