

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**March 17, 2015**

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

Kezar moved and Woodward seconded to approve the minutes of February 17, 2015, 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 “Noonan 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. 1504 10th Ave SE) was submitted by Michael & Janice Noonan. 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 in order to construct an accessory structure addition. Following discussion Woodward moved and Kezar seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “Hillestad Addition to the City of Aberdeen, South Dakota,” (a.k.a. 809 and 813 2nd Ave NE) was submitted by Darrell Hillestad. 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 construction of both a residential addition and an accessory structure addition. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “Prairie’s Edge Eleventh 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. 2501 and 2526 Prairie Creek Drive) was submitted by Prairie’s Edge Development, LLC. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to divide two lots into 22 new lots to facilitate future residential development. A corresponding application to the Board of Zoning Adjustment was submitted to allow a setback variance for four of the newly created lots to allow the construction of two twin homes. Following discussion Woodward moved and Kezar seconded to approve, all members voting aye, the motion carried.
- 4) A preliminary and final plat described as “F & J Ludwig Consolidation Addition in Aberdeen, South Dakota in the NW ¼ of Section 23, T123N-R64W of the 5th P.M., Aberdeen, South Dakota,” (a.k.a. 1311 9th Ave SW and 927 14th St S) was submitted by Fred and Janel Ludwig. Janel Ludwig, Francis Brink and Jim Thorpe were present to represent the property. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to combine 8 underlying lots and various pieces of vacated public right-of-way into one lot in order to convey the property to another party. A corresponding application to the Board of Zoning Adjustment was submitted to allow the open storage of contractor equipment and miscellaneous materials. Following discussion Kezar moved and Woodward seconded to approve with the stipulation that the property be rezoned to eliminate split zoning. Upon roll call, all members voting aye, the motion carried.

- 5) A petition to rezone from (R-5) Trailers, Trailer Parks and Planned Residential Area (trailers)/I-2 Unrestricted Industrial District to (I-2) Unrestricted Industrial District for property described as “Proposed Lot 1 of F & J Ludwig Consolidation Addition in Aberdeen, South Dakota located in the NW ¼ of Section 23, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1311 9th Ave SW and 927 14th St S) was submitted by Douglas Braa with Fred & Janel Ludwig. Janel Ludwig, Francis Brink and Jim Thorpe were present to represent the property. Adjacent property owners present were: Lou & Kathy Ludwig, Richard Ludwig, and Mike Koplen. Chris Witzel stated that the petitioner is requesting this petition to rezone in order to eliminate split zoning on a newly platted lot. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 6) A preliminary and final plat described as “Jung Development 1st Consolidation Addition in Aberdeen, South Dakota located in the NW ¼ of Section 13, T123N-R64W of the 5th P.M.,” (a.k.a. 11 4th Ave NE) was submitted by Jung Development, LLC. This item was continued until April 21, 2015 agenda.

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

Submitted by,

Paula Nelson  
Planning Commission Secretary