

MINUTES
ABERDEEN CITY PLANNING COMMISSION
April 21, 2015

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

Kezar moved and Woodward seconded to approve the minutes of March 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 “HAPI 2015-1 Subdivision in Aberdeen, South Dakota,” (a.k.a. 634 McCoy St S) was submitted by Jeff Mitchell – Homes Are Possible, Inc. Francis Brink of Brink Engineering was present to represent the property. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to combine two underlying lots into one lot to facilitate future residential construction. Following discussion Kezar moved and Lien seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “HAPI 2015-2 Subdivision in Aberdeen, South Dakota,” (a.k.a. 206 3rd Ave NE) was submitted by Jeff Mitchell – Homes Are Possible, Inc. Francis Brink of Brink Engineering was present to represent the property. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to combine two underlying lots into one lot to facilitate future residential construction. Following discussion Johnson moved and Kezar seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “Fischer-Gross Northside Addition to Aberdeen, South Dakota,” (a.k.a. 1525, 1527 8th Ave NE) was submitted by Ronald & Patricia Fischer and Chris Gross – Performance Rentals, LLC. Francis Brink of Brink Engineering was present to represent the property. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to reconfigure lot lines on two underlying lots in order to facilitate a commercial addition. A corresponding application for a minimum lot size variance was submitted to the Board of Zoning Adjustment for the meeting of May 14th, 2015. Following discussion Johnson moved and Lien seconded to approve with the stipulation that the minimum lot size variance be approved by the Board of Zoning Adjustment at the May 14th, 2015 meeting. Upon roll call, all members voting aye, the motion carried.
- 4) Permission for change of use and to install a blade sign on a business located in Aberdeen Commercial Historic District on property described as “Lots 10-12, Block 10, Original Plat,” (a.k.a. 120 Main St S/14 Second Ave SW) was submitted by Tracy Wycoff and John Aman. Brett Bill stated that the petitioner is requesting permission to install a 2’ x 4’ blade sign and to change the use of a building located within the Aberdeen Commercial Historic District. The new blade sign will meet all square footage and design requirements in the district. This project was reviewed by the BID #1 Architectural Design Committee. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye, the motion carried.

- 5) A preliminary and final plat described as “HHS Properties Subdivision to Aberdeen in the W ½ of the NE ¼ of Section 30, T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1901 Lawson St S and 1902 Miller Lane) was submitted by David H. Dell. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to reconfigure lot lines on four underlying lots to create nine new lots to facilitate future residential construction. A corresponding application for minimum lot size variances was submitted to the Board of Zoning Adjustment for consideration at the May 14th, 2015 meeting. Following discussion Johnson moved and Kezar seconded to approve with the stipulation that the minimum lot size variances be approved by the Board of Zoning Adjustment at the May 14th, 2015 meeting. Upon roll call, all members voting aye, the motion carried.

- 6) Request a change of use and new signage on a building located in the Aberdeen Commercial Historic District for property described as “Lot 3, Dacotah Bank Addition,” (a.k.a. 322 Main St S) was submitted by Nick Howell and Brandon Johnson. Nick Howell and Linda Fordham of Fordham signs were present to represent the property. Brett Bill explained that the petitioner is requesting permission to change the use of a building located within the Aberdeen Commercial Historic District and to install two new signs both of which require approval from this commission. The building’s proposed new use as a restaurant is a permitted use. The new 2’ x 4’ blade sign meets all required size and design standards for the Aberdeen Commercial Historic District; however the requested wall sign is not an allowed sign type within the district. Following discussion Kezar moved and Johnson seconded to approve the blade sign and the change of use of a building, upon roll call, all members voting aye, the motion carried. Following further discussion Kezar moved and Woodward seconded to deny the installation of a wall sign, all members voting nay, the motion failed. Following further discussion Woodward moved and Lien seconded to approve the installation of a wall sign, all members voting aye, the motion carried.

- 7) 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. Mike Jung was present to represent the property. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to combine an underlying lot and an adjacent portion of a lot into one lot as stipulated by the commission when this property was granted a rezone from (R-3) High Density Residential District to (C-3) Central Business District. Upon roll call, all members voting aye with Jung abstaining, 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