

MINUTES
ABERDEEN CITY PLANNING COMMISSION
May 19, 2015

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

Johnson moved and Kezar seconded to approve the minutes of April 21, 2015, all members voting aye, the motion carried.

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

- 1) Permission to replace signage in a (C-1) Neighborhood Commercial District on property described as "State Farm First Addition to the City of Aberdeen, South Dakota," (a.k.a. 709, 711 Main St N) was submitted by Luvern and Shelva Malsam. Chris Witzel stated that the petitioner is requesting permission to install a new free standing sign for a business located in a (C-1) Neighborhood Commercial District, which requires approval from this commission. The new free standing sign will meet all square footage and design standards for this district. A corresponding plat was submitted to combine four underlying lots into one lot. Following discussion Johnson moved and Kezar seconded to approve with the stipulation that the old free standing sign be removed before the new sign is permitted and installed. Upon roll call, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as "State Farm First Addition to the City of Aberdeen, South Dakota," (a.k.a. 709, 711 Main St N) was submitted by Luvern and Shelva Malsam. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to reconfigure lot lines on four underlying lots to create one new lot in order to convey the property to another party. Following discussion Lien moved and Kezar seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as "Meadows on Dakota Fifth Subdivision in the SW ¼ of Section 6, T123N-R63W of the 5th P.M., Brown County, South Dakota," (a.k.a. 2914 Dakota St N) was submitted by JN Development, LLC. Neil Bellikka 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 one underlying lot to create 23 new lots to facilitate future residential development. Following discussion Kezar moved and Cogley seconded to approve, all members voting aye, the motion carried.
- 4) A preliminary and final plat described as "Fairview Outlot 1 to the City of Aberdeen in the SE ¼ of Section 1, T123N-R64W of the 5th P.M., Brown County, South Dakota," (a.k.a. 2801 N Lloyd S, 603 & 623 24th Ave NE, and 2505, 2506, 2725, 2726 Penn St N) was submitted by Lonnie Anderson. Lonnie Anderson 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 seven underlying lots and underlying public right-of-ways to create one new lot. Following discussion Johnson moved and Kezar seconded to approve, all members voting aye, the motion carried.

- 5) A utility Easement on property described as “Ninth Addition to Ashwood Heights Subdivision & Hogg Addition to Ashwood Heights Subdivision to the City of Aberdeen, Brown County, South Dakota,” (a.k.a. 2626 - 2715, 1232 Oakwood Lane) was submitted by Lonnie Anderson. Lonnie Anderson was present to represent the property. Chris Witzel stated that the petitioner is requesting this utility easement in order to detail the utility easements throughout the Ashwood Heights Subdivision so that they can be filed with the Brown County Register of Deeds. Following discussion Lien moved and Johnson seconded to approve, all members voting aye, the motion carried.
- 6) A preliminary and final plat described as “Heritage Estates First Addition to the City of Aberdeen, in the SW ¼ of Section 7, T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1515 Cambridge Circle) was submitted by Frost Development, Inc. - Chris Frost. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to reconfigure lot lines on one underlying lot to create two new lots to facilitate future residential development of a twin-home. A corresponding application for setback variances was approved by the Board of Zoning Adjustment on May 14th. Following discussion Kezar moved and Cogley seconded to approve, all members voting aye, the motion carried.
- 7) Permission to Install a Blade Sign on a Business Located in Aberdeen Commercial Historic District on property described as “Lots 15 - 16, Block 5, Original Plat,” (a.k.a. 305 Main St S) was submitted by Karisma Boutique - Melissa Larson. Chris Witzel stated that the petitioner is requesting permission to install a 3' x 4.5' blade sign on a building located within the Aberdeen Commercial Historic District. This project was reviewed and approved by the BID #1 Architectural Design Review Committee. Following discussion Johnson moved and Lien seconded to approve, all members voting aye, the motion carried.
- 8) Tax Increment Finance District No. 24 Project Plan for property described as “Meadows on Dakota Fifth Subdivision in the SW ¼ of Section 6, T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 2914 Dakota St N) was submitted by JN Development, LLC. Neil Bellikka and Attorney Jay Gellhaus were present to represent the property. Chris Witzel stated that the petitioner is requesting this Tax Increment Finance District (TIF) to fund the necessary construction of asphalt road, curb, gutter and underground utility services located within the district. These improvements will continue the residential development of the Meadows on Dakota Subdivision by providing access to 23 residential lots. A preliminary and final plat for this new addition was submitted in conjunction with this application. This TIF project plan has been previously reviewed by the City Finance Officer and has been given his tentative approval. The TIF #24 Project Plan proposal appears to meet the requirements set forth by South Dakota Codified Law. Following discussion Kezar moved and Cogley seconded to approve, all members voting aye, the motion carried.
- 9) Permission to Allow Apartments on First Floor of a Business Located in Aberdeen Commercial Historic District for property described as “Lots 14-15, Block 7, Original Plat ,” (a.k.a. 107 and 109 Main St S) was submitted by Chow Mein Properties II, Inc. Marc Tobin and Mark Malchow were present to represent the property. Chris Witzel stated that the petitioner is requesting permission to allow apartments to be located on the first floor of a building located within the Aberdeen Commercial Historic District. The current ordinance states all residential uses shall be permitted, but those residential uses must be located above the first story and off street parking must be provided for each dwelling

unit. Following discussion Johnson moved and Lien seconded to approve with the stipulation that the petitioners create a permanent easement, with the specific details to be worked out with the City Planning Department, and then filed with the Brown County Register of Deeds. Upon roll call, all members voting aye, the motion carried.

- 10) Request a change of use and new signage on a building located in a (C-1) Neighborhood Commercial District for property described as "Lot 8, Ladner's Replat, Block 1 of Hagerty & Lloyd Addition," (a.k.a. 802 8th Ave NE) was submitted by New Life Nutrition. Joelle Thone was present to represent the property. Chris Witzel stated that the petitioner is requesting permission to change the use of a building located within a (C-1) Neighborhood Commercial District and to replace a freestanding sign panel, both of which require approval from this commission. The building's proposed new use as a nutrition center is a permitted use. The 6' x 6' free standing sign meets all required size and design standards for the (C-1) Neighborhood Commercial District. Upon roll call, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary