

MINUTES
ABERDEEN CITY PLANNING COMMISSION
July 21, 2015

The City Planning Commission was called to order by Chairman Mike Jung. Members present at roll call were Kezar, Woodward, Lien, Jung, and Cogley. Johnson and Rivett 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 June 16, 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 “Lot 1, Lance Vilhauer Addition to the City of Aberdeen, South Dakota,” (a.k.a. 1603 8th St S) was submitted by Lance and Lyndsey Vilhauer. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to reconfigure lot lines on one underlying lot and portions of two other lots into one new lot to facilitate the construction of an addition. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 2) Permission to construct a nonconforming building in an (I-1) Industrial Park District for property described as “**Outlot 2, NE ¼ of Section 17, T123N-R63W,**” (a.k.a. 715 Brown County Road 19 N) was submitted by Banner Engineering Corporation. Chris Witzel stated that the petitioner is requesting permission to construct a 10’ x 14’ accessory 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 Woodward 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.
- 3) Permission to alter signage in a (C-1) Neighborhood Commercial District for property described as “State Farm First Addition to the City of Aberdeen, South Dakota,” (a.k.a. 711 Main St N) was submitted by Dustin Miller. Chris Witzel stated that the petitioner is requesting permission to install a new wall sign and install a new panel in an existing free standing sign for a business located in a (C-1) Neighborhood Commercial District. Both the wall sign and free standing sign will meet all square footage and design standards for this district. If approved, the previously approved signage proposal for this property is no longer valid. Following discussion Kezar moved and Lien seconded to approve, all members voting aye, the motion carried.
- 4) A petition to rezone from (C-1) Neighborhood Commercial District/(R-4) Special Density Residential District to (R-2) Medium Density Residential District for property described as “Lots 5-6, Block 37, Thomas Addition and North 2’ of Lot 9, Block 1,

Simmon's 1st Addition; Lot 7 and South 15' of Lot 8, Block 37, Thomas Addition; North 10' Lot 8, Lot 9 and South 5' of Lot 10, Block 37, Thomas Addition," (a.k.a. 1209, 1215, 1217 Main St S and 1218 Lincoln St S) was submitted by Patrick Weiss, Janie Patton, Chad Sietsema, and Jonathan Buchele. Chris Witzel stated that the petitioners are requesting this petition to rezone in order to bring the listed properties into compliance with their current use as residences. A corresponding application to bring existing structures into compliance in order to replace front steps was submitted for the property located at 1217 Main Street S). Following discussion Woodward moved and Cogley seconded to approve, all members voting aye, the motion carried.

- 5) A preliminary and final plat described as "Lot 1, Stuchl Subdivision of Block 10, Highlands to Aberdeen in the SW ¼ of Section 12, T123N-R64W of the 5th P.M., Brown County, South Dakota," (a.k.a. 117 12th Ave NE) was submitted by Vicki S. Stuchl. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to combine 3 underlying lots into one lot to facilitate the construction of an accessory structure addition which was approved by the Board of Zoning Adjustment on May 14, 2015. Following discussion Cogley moved and Lien seconded to approve, all members voting aye, the motion carried.
- 6) A preliminary and final plat described as "Lot 1, S & K Jung Improvement Subdivision in Aberdeen, South Dakota," (a.k.a. 617 3rd Ave SW) was submitted by Stanley Jung. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to combine an underlying lot with an adjacent parcel to facilitate the construction of an accessory structure which was approved by the Board of Zoning Adjustment on June 11, 2015. Following discussion Kezar moved and Cogley seconded to approve, all members voting aye, the motion carried.
- 7) A preliminary and final plat described as "Lot 1, R & J Johnson Improvement Subdivision in Aberdeen, South Dakota," (a.k.a. 1745 4th St S) was submitted by Ralph and Janice Johnson. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to combine an underlying lot with two adjacent parcels to facilitate the construction of an addition. A corresponding application was submitted to the Board of Zoning Adjustment to bring existing structures into compliance. Following discussion Cogley moved and Kezar seconded to approve, all members voting aye, the motion carried.
- 8) Request permission to renovate the interior of a building located in a (C-1) Neighborhood Commercial District described as "#E106 Physician's Plaza, Block 83, Hagerty and Lloyd Addition," (a.k.a. 201 Lloyd St S #E106) was submitted by Avera St. Luke's. Chris Witzel stated that the petitioner is requesting permission to renovate the interior of the building which will include minor demo work, updating and replacing wall coverings. No changes to the exterior appearance of the building will be made. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 9) A preliminary and final plat described as "Preliminary and final plat described as "Lot 1, Aberdeen Public Library Addition in the SE ¼ of Section 13, T123N-R64W of the

5th P.M., Brown County, South Dakota,” (a.k.a. 212 and 214 3rd Ave SE; 301 Washington St S; 205 4th Ave SE; and 314 Jay St S) was submitted by the City of Aberdeen. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to combine 5 underlying lots into one new lot for possible future development. A corresponding petition to rezone was submitted with this application. Following discussion Cogley moved and Lien seconded to approve, all members voting aye, the motion carried.

- 10) A petition to rezone from (C-3) Central Business District/(R-4) Special Density Residential District to (M) Municipal, State, and County Use District for property described as “**Lot 1, Aberdeen Public Library Addition in the SE ¼ of Section 13, T123N-R64W** of the 5th P.M., Brown County, South Dakota,” (a.k.a. 212 and 214 3rd Ave SE; 301 Washington St S.; 205 4th Ave SE; and 314 Jay St S) was submitted by the City of Aberdeen. Chris Witzel stated that the petitioner is requesting this petition to rezone in order to bring the property into compliance with its current use as a city owned parking lot and greenspace. Following discussion Kezar moved and Lien seconded to approve, all members voting aye, the motion carried.
- 11) Permission to construct a building addition in an (I-1) Industrial Park District for property described as “**NW ¼ of Section 16, T123N-R63W excluding Railroad Right-of-Way and RD land platted,**” (a.k.a. 610 Brown County Road 19 N) was submitted by David Rook - The 3M Company. Chris Witzel stated that the petitioner is requesting permission to construct a 19’ x 19’ addition to a building located in the Industrial Park District. The addition will house the dust collection system for the property and will meet all required building setbacks. Following further discussion Kezar moved and Cogley seconded to approve, all members voting aye, the motion carried.
- 12) Permission to install new signage in a (C-1) Neighborhood Commercial District for property described as “**Lot 1, Briscoe 1st Addition**”, (a.k.a. 224 1st Ave SE) was submitted by Peri Malsom - CJ’s Patisserie. Chris Witzel stated that the petitioner is requesting permission to install a new 3’ x 7’ wall sign on a business located in a (C-1) Neighborhood Commercial District. The wall sign will meet all square footage and design standards for this district. Following discussion Kezar moved and Lien seconded to approve, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary