

MINUTES
ABERDEEN CITY PLANNING COMMISSION
August 18, 2015

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

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

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

- 1) Permission for change of use and to alter signage in a (C-1) Neighborhood Commercial District/(R-4) Special Density Residential District on property described as "Lot 6, Block 35, Thomas Addition and South 2'3" of Lot 1, Anna Kaven's Subdivision of Lot 6, Block 35, Thomas Addition," (a.k.a. 1124 Washington St S) was submitted by Liz Hannum. Chris Witzel stated that the petitioner is requesting permission to change the use of a building, replace an existing free standing sign panel, and install a new wall sign for a business located in a Neighborhood Commercial District. Both the wall sign and free standing sign will meet all square footage and design standards for this district. Following discussion Kezar moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 2) A petition to rezone from (C-1) Neighborhood Commercial District/(R-4) Special Density Residential District to (C-3) Central Business District for property described as "Lot 2A, Block 43, Thomas Addition to the City of Aberdeen, Brown County, South Dakota," (a.k.a. 1108 Main St S) was submitted by Tom Hurlbert - The Depot Revival, LLC. Tom Hurlbert was present to represent the property. Chris Witzel stated that the petitioner is requesting this petition to rezone in order to bring the property into compliance with its proposed use as a combined banquet hall/office space. Following discussion Johnson moved and Cogley seconded to approve, all members voting aye, the motion carried.
- 3) A petition to vacate the public right-of-way described as "The entire 16' x 300' public alley right-of-way located between Block 36, Second Addition and Lot 1, St. Paul's Subdivision," (a.k.a. 201, 207, 211, 215, 219, 223 6th Ave SW, 609 3rd St S, and 218 7th Ave SW) was submitted by St. Paul's Evangelical Lutheran Church. Chris Witzel stated that the petitioner is requesting this vacation of right-of-way in order to vacate an unused 16' x 300' piece of alley right-of-way in order to allow the petitioner to repave the entirety of their parking lot. A 16' x 300' utility easement is required to allow for access to overhead power lines located in the alley. Following discussion Kezar moved and Rivett seconded to approve with the stipulation that the required utility easement be established. Upon roll call, all members voting aye, the motion carried.

- 4) A preliminary and final plat described as “Lot 1, St. Paul’s Second Subdivision of **Block 36, Second Addition to Aberdeen in the NW ¼ of Section 24, T123N-R64W** of the 5th P.M., Brown County, South Dakota,” (a.k.a. 201, 207, 211, 215, 219, 223 6th Ave SW, 609 Third St S, and 218 7th Ave SW) was submitted by St. Paul’s Evangelical Lutheran Church. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to combine 13 underlying lots and the entire public alley right-of-way into one new lot to bring the property into compliance with its current use as a church and adjacent parking lots in order to construct a new free standing sign. A 16’ x 300’ utility easement is required to allow for access to overhead power lines located in the alley. Upon roll call Johnson moved and Rivett seconded to approve with the stipulation that the required utility easement be established. Upon roll call, all members voting aye, the motion carried.
- 5) Permission to install awnings on a business located in Aberdeen Commercial Historic District described as “Lot 1, Jensen’s Corner Subdivision,” (a.k.a. 518 Main St S) was submitted by Francis E. Jensen - Domino’s Pizza. Chris Witzel stated that the petitioner is requesting permission to install seven new awnings over building windows and doors on a business located within the Aberdeen Commercial Historic District. The new awnings will be made of a durable Sunbrella material and will meet all design standards within the district. This project was reviewed and approved by the BID #1 Architectural Design Review Committee on August 7, 2015. Mr. Witzel further stated that the petitioner submitted a Plan “B” proposal, this afternoon, which did not include individual awnings over each window but rather larger awnings to encompass several windows. If Plan “B” is approved by the Planning Commission it will still need to be reviewed and approved by the BID #1 Architectural Design Review Company. Following discussion Johnson moved and Woodward approved either plan, pending BID District Approval. Upon roll call, all members voting aye, the motion carried.
- 6) Permission to change the use of a building and install two flat wall signs for a business located in the Aberdeen Commercial Historic District for property described as “Lot 10-12, Block 10, Original Plat,” (a.k.a. 120 Main St S) was submitted by Dyane Bjordal. Chris Witzel stated that the petitioner is requesting permission to change the use of a building and install two flat wall signs on a business located within the Aberdeen Commercial Historic District. The businesses will be moving from their current location on Main Street to their new location at 120 Main Street S. A corresponding application was submitted to the Board of Zoning Adjustment to allow the installation of their current flat wall signs at their new location. This project was reviewed and approved by the BID #1 Architectural Design Review Committee on August 7, 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 “HHS Properties Second Addition to **Aberdeen in the NW ½ of the NE ¼ of Section 30, T123N-R63W of the 5th P.M.**, Brown County, South Dakota,” (a.k.a. 1716 and 1724 Miller Lane) was submitted by Troy Holtey - HHS Properties 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 two underlying lots to correct a previously filed plat and allow

for residential construction. Following discussion Johnson moved and Kezar seconded to approve, all members voting aye, the motion carried.

- 8) Tax Increment Finance District No. 24 Project Plan Amendment 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. Attorney Jay Gellhaus was present to represent the property. Chris Witzel stated that the petitioner is requesting this Tax Increment Finance District (TIF) Amendment to increase the real estate district being used to fund the necessary construction of asphalt road, curb, gutter and underground utility services for the TIF district. This TIF District is intended to continue the residential development of the Meadows on Dakota Subdivision by providing access to 23 new residential lots. This TIF project plan amendment 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.

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

Submitted by,

Paula Nelson
Planning Commission Secretary