

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**September 15 , 2015**

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

Johnson moved and Kezar seconded to approve the minutes of August 18, 2015, all members voting aye, the motion carried.

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

- 1) Permission to renovate the interior of a building located in a (C-1) Neighborhood Commercial District for property described as “#3A Physician’s Plaza, Block 83, Hagerty & Lloyd Addition (Suite W130),” (a.k.a. 201 Lloyd Street S., Suite W130) was submitted by Avera St. Luke’s. Chris Witzel stated that the petitioner is requesting permission to fully 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 Lien seconded to approve, all members voting aye, the motion carried.
- 2) A petition to rezone from (C-2) Highway Commercial District to (R-2) Medium Density Residential District for property described as “Lot 1, Dial 2nd Addition to the **City of Aberdeen and Replat of Dial Subdivision in the South ½ of Section 17, T123N-R63W of the 5th P.M., Except Lot H-1,**” (a.k.a. 3324 Milwaukee Ave N) was submitted by Kevin Ritterman - Dakota Commercial & Development Co. Kevin Ritterman 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 for future residential development. Following discussion Johnson moved and Lien seconded to approve with the stipulation that the property be replatted prior to construction. Upon roll call, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “ADC 2015-1 Subdivision to Aberdeen, in **the NE ¼ of Section 17-T123N-R63W of the 5th P.M., Brown County, South Dakota.**” (ADC 2015-1 Subdivision to Aberdeen, in the NE ¼ of Section 17, T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 504 Corporation Street & 409 BC 19 N) was submitted by Aberdeen Development Corporation and Zoo Properties, LLC. Chris Witzel stated that the petitioners are requesting this preliminary and final plat in order to reconfigure lot lines on two underlying lots in order to convey a portion of property to the adjacent landowner. A corresponding petition to rezone these two properties was submitted with this plat. Upon roll call, all members voting aye, the motion carried.
- 4) A petition to rezone from (C-2) Highway Commercial District and (C-2/HC) Highway Commercial District/Healthcare District to (R-2) Medium Density Residential District

for property described as “Lot 1, Mutual of Omaha Fourth Addition and Lots 1 + 2, **Mutual of Omaha Sixth Addition, SW ¼ of Section 17-T123N-R63W,**” (a.k.a. 2910, 3012, and 3014 Milwaukee Ave N) was submitted by Aberdeen School District. Bob Pitz of Aberdeen School District 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 an elementary school. The property is currently split into three separate lots and would need to be platted into one lot to allow for planned future construction. Following discussion Kezar moved and Lien seconded to approve with the stipulation that the properties be platted together prior to construction. Upon roll call, all members voting aye, the motion carried.

- 5) A preliminary and final plat described as “Sauerwein Families First Subdivision in Aberdeen, South Dakota,” (a.k.a. 1001, 1005 Lincoln St S and 108 10th Ave SE) was submitted by Raymond, Teresa, Corey, and Jennifer Sauerwein. Chris Witzel stated that the petitioners are requesting this preliminary and final plat in order to combine two underlying lots into one new lot. An earlier approval was granted by the Board of Zoning Adjustment to allow a group project to take place on one lot and to bring existing structures into compliance with current required setbacks. Following discussion Johnson moved and Kezar seconded to approve, all members voting aye, the motion carried.
- 6) A preliminary and final plat described as “Eilers’ Commercial Park Addition in Aberdeen, South Dakota,” (a.k.a. 611 and 615 Roosevelt St N) was submitted by Douglas & Anita Eilers and Dustin & Tarah Usselman. Dustin Usselman was present to represent the property. Chris Witzel stated that the petitioners are requesting this preliminary and final plat in order to reconfigure lot lines on two underlying lots in order to convey a portion of the property to an adjacent land owner. A corresponding application was submitted to the Board of Zoning Adjustment for the open storage of equipment and vehicles at 611 Roosevelt St N. Following discussion Johnson moved and Kezar seconded to approve, all members voting aye, the motion carried.
- 7) Permission to change the use of a building and install a flat wall sign for a business located in the Aberdeen Commercial Historic District for property described as “Lot 15, Block 6, Original Plat,” (a.k.a. 207 Main St S) was submitted by Dyane Bjordal - Stuff, LLC. Chris Witzel stated that the petitioner is requesting permission to change the use of a building and install a 3’ x 16’ flat wall sign on a business located with the Aberdeen Commercial Historic District. The business will be moving from its current location on Main Street to their new location at 207 Main St S. A corresponding application was submitted to the Board of Zoning Adjustment to allow the installation of their current flat wall sign at their new location. This project was reviewed and approved by the BID #1 Architectural Design Review Committee. Following discussion Kezar moved and Lien seconded to approve, all members voting aye, the motion carried.
- 8) A petition to rezone from (I-1) Industrial Park District to (I-2) Unrestricted Industrial District for property described as “Lots 1 - 4, Safeguard/ ADC Subdivision in the NE

¼ of Section 17, T123N-R63W, AND Bellikka's Prairie Tool Addition in the NE ¼ of Section 17, T123N-R63W, AND Outlots 1-4, 6-8, 13-15, 17, and 18, all in the NE ¼ of Section 17, T123N-R63W, AND Lots 1 & 2, ADC 2004-1 Subdivision in the NE ¼ of Section 17, T123N-R63W, AND Lots 1 & 2, Aberdeen Development Corporation 1997-1 Subdivision in the NE ¼ of Section 17, T123N-R63W, AND Lot 1, Aberdeen Development Corporation 1998-1 Subdivision in the NE ¼ of Section 17, T123N-R63W, AND Lots 1 & 2, Aberdeen Development Corporation 1999-1 Subdivision in the NE ¼ of Section 17, T123N-R63W, AND Lots 1 & 2, Aberdeen Development Corporation 2003-1 Subdivision in the NE ¼ of Section 17, T123N-R63W, AND Lot 1, Aberdeen Development Corporation Addition 19, in the NE ¼ of Section 17, T123N-R63W, AND Aberdeen Development Corporation Outlot 21, in the NW ¼ of Section 17, T123N-R63W, AND N.W.P.S.CO. Outlot 1," (a.k.a. Industrial Park) was submitted by Neil Bellikka - B & B Real Estate LLC, Scott Winger - Lomar Development Company LLP, Ryan Rivett - Office Building Partnership, Northwestern Public Service Company, Vernon Schilling - Aanenson Investments LLC, Kary Haar - Cardinal Industries, Neil Bellikka - Quantum Properties, Corey & Sandy Vosika, Don Gross - Hilton Financing Inc., David Kreber - Kreber Limited Partnership, Mike Bockorny - Aberdeen Career Planning Center, Inc., Porter Leasing Inc., Mike Bockorny - Aberdeen Development Corporation, Jeff Wagner - C & R Properties LLC, Richard Inman - Banner Engineering Corporation, Justin & Carla Schopp, Cynthia Walsh - Zoo Properties LLP, Lee Borns - PMM Buildings LLC, Walter Keller - Keller Peterson of Aberdeen LLC, and Jim Campbell - Hub City Inc. Chris Witzel stated that the petitioners are requesting this petition to rezone in order to bring the numerous existing buildings into compliance with their zoning district. A corresponding plat for two of these addresses was submitted along with this petition to rezone. Following discussion Johnson moved and Kezar seconded to approve, all members voting aye, the motion carried.

- 9) Permission to change the use of a building located in the Aberdeen Commercial Historic District for property described as "Lot 9, Block 5, Original Plat," (a.k.a. 319 Main St S) was submitted by Slackers. Chris Witzel stated that the petitioner is requesting permission to change the use of a building for a business located within the Aberdeen Commercial Historic District. The business will be moving from its current location on Main Street to their new location at 319 Main St S. Upon roll call, all members voting aye, the motion carried. Upon roll call, all members voting aye, the motion carried.
- 10) Permission to change the use of a building located in the Aberdeen Commercial Historic District for property described as "Lot 17-18, Block 6, Original Plat," (a.k.a. 201 Main St S) was submitted by Amanda Decker and Squash, LLC. Chris Witzel stated that the petitioner is requesting permission to change the use of a building located within the Aberdeen Commercial Historic District. The building will be changed from a day-labor office to a massage therapy business, a sign approval will be needed prior to installation. Following discussion Kezar moved and Johnson seconded to approve, all members voting aye, the motion carried.
- 11) Permission to remodel and change the use of a building located in the Aberdeen Commercial Historic District for property described as "Lot 13-18, Block 27, First

Addition,” (a.k.a. 401 Main St S) was submitted by EC Rhodes Properties and Dacotah Bank. Chris Witzel stated that the petitioner is requesting permission to renovate the interior and change the use of a building located within the Aberdeen Commercial Historic District. The building will be changed from the former Kathleen’s location to Dacotah Bank office space. The renovation will include a full interior remodel and the installation of three new windows on the north wall. 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