

MINUTES
ABERDEEN CITY PLANNING COMMISSION
October 20 , 2015

The City Planning Commission was called to order by Acting Chairman Rich Kezar. Members present at roll call were Woodward, Cogley, Lien, Kezar, and Johnson. Rivett and Jung 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 Lien seconded to approve the minutes of September 15, 2015, all members voting aye, the motion carried.

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

- 1) A preliminary and final plat described as “**RSR Subdivision in the NE ¼ of Section 16, T123N-R63W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 716 Production St N) was submitted by Steve Hellwig and Aberdeen Development Corporation. Chris Witzel stated that the petitioners are requesting this preliminary and final plat in order to reconfigure lot lines on an underlying lot in order to convey a portion of the lot to another party. The newly created “Lot 2” will then be dedicated to the city of Aberdeen for use as public right-of-way. Upon roll call, Lien moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “**Tenth Addition to Ashwood Heights Subdivision to the City of Aberdeen in the SW ¼ of Section 8, T123N-R63W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 2820, 2904 Oakwood Lane) was submitted by Lonnie Anderson. Chris Witzel stated that the petitioner is requesting this preliminary and final plat to reconfigure lot lines on two underlying lots in order to facilitate the construction of a twin home. The Board of Zoning Adjustment granted two setback variances on September 10, 2015 that allow for the construction of the twin home. Following discussion Cogley moved and Johnson seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “**Mutual of Omaha Seventh Addition to the City of Aberdeen in the SW ¼ of Section 17, T123N-R63W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 2910, 3012, and 3014 Milwaukee Ave N) was submitted by Aberdeen Public School District 6-1. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to combine three underlying lots into one new lot in order to bring the property into compliance with its future intended use as an elementary school. This plat will allow all off-street parking requirements needed for the new school to be met. Following discussion Johnson moved and Cogley seconded to approve, all members voting aye, the motion carried.
- 4) A preliminary and final plat described as “**Erika’s Corner Subdivision in Aberdeen, South Dakota,**” (a.k.a. 420, 422 Main St S) was submitted by GPHC, LLC. Francis Brink of Brink Engineering and Mark Rich were present to represent the property. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to combine portions of four underlying lots into one new lot in order to facilitate the expansion of the current tenant space. This will also bring the property into compliance with its current use and clean up the legal description. Following discussion Johnson moved and

Cogley seconded to approve with the stipulation that all plans be submitted for planning commission approval prior to any building permits being issued.

- 5) A petition to rezone from (R-2A) Manufactured Housing Medium Density Residential District to (R-2) Medium Density Residential District for property described as “Lot 3, Plat of Menzia Second Subdivision in the NE ¼ of Section 23, T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1224 9th St S) was submitted by Linda Menzia. 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. This property was recently replatted and annexed into the city of Aberdeen to allow for the construction of a single family home. Following discussion Woodward moved and Lien seconded to approve, all members voting aye, the motion carried.
- 6) A petition to vacate the public right-of-way described as “Lot AB1 and that portion of the 19th St S public right-of-way commencing at the south side of U.S. Highway 12 public right-of-way and continuing south 247 feet, excluding Lots H-5 and H-9,” (a.k.a. 602 Highway 281 S) was submitted by Eric Willadsen and Tom Howes - Tan Corporation. Chris Witzel stated that the petitioner is requesting this vacation of right-of-way in order to vacate an unused portion of 19th St S right-of-way in order to allow the petitioner to install a free standing sign. If approved the property must be replatted to include the newly acquired right-of-way and including all necessary easements for city utilities. Following discussion Johnson moved and Cogley seconded to approve with the stipulation that the property be replatted to include all necessary easements. Upon roll call, all members voting aye, the motion carried.
- 7) Request permission to construct a fence on a property located in a (C-1) Neighborhood Commercial District for property described as “Lot 1, Manor Care 1st Subdivision,” (a.k.a. 420 8th Ave NW) was submitted by Americana Nursing Center. Chris Witzel stated that the petitioner is requesting permission to construct 75 feet of 6’ tall vinyl fencing to provide screening from adjacent properties, all on a property located within a (C-1) Neighborhood Commercial District. No changes to the exterior appearance of the building will be made and the fence will meet all height and design standards within the district. Following discussion Lien moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 8) Permission to construct a smoking shelter in the Aberdeen Commercial Historic District @ property described as “Lot 1, Aberdeen Housing Authority 1st Subdivision,” (a.k.a. 223 Main St S) was submitted by Bryan Samson - Sherman Apartments. Chris Witzel stated that the petitioner is requesting permission to construct a 5’ x 7’6” smoking shelter on a property located with the Aberdeen Commercial Historic District. The current Aberdeen Commercial Historic District ordinance does not allow the use of the suggested materials or the construction of accessory structures. If approved a corresponding application to the Board of Zoning Adjustment must be submitted and approved prior to construction. Following discussion Cogley moved and Lien seconded to approve with the stipulation required Board of Zoning Adjustment approval is needed. Upon roll call, all member voting nay, the motion failed. Request denied.
- 9) Permission to install a cabinet sign on a building located in the Aberdeen Commercial Historic District on property described as “Lot 9, Block 5, Original Plat of Aberdeen,”

(a.k.a. 319 Main St S) was submitted by Slacker's Bar, LLC. Chris Witzel stated that the petitioner is requesting permission to install a 4' x 8' cabinet sign and a 4' x 4' alley entrance sign on a building located within the Aberdeen Commercial Historic District. The current Aberdeen Commercial Historic District ordinance does not allow the use of internal illumination or cabinet signs, the alley entrance sign is permitted. If approved a corresponding application to the Board of Zoning Adjustment must be submitted and approved prior to construction. Following discussion Woodward moved and Lien seconded to approve an alley entrance sign. Upon roll call, all members voting aye, the motion carried. Following further discussion Johnson moved and Cogley seconded to approve a cabinet sign with the stipulation that sign must be approved by the Board of Zoning Adjustment prior to installation. Upon roll call, all members voting aye, the motion carried.

- 10) Permission to install a blade sign on a building located in the Aberdeen Commercial Historic District on property described as "Lots 15-16, Block 5, Original Plat of Aberdeen," (a.k.a. 305 Main St S) was submitted by Ever After Baby Boutique. Chris Witzel stated that the petitioner is requesting permission to change the use for a new retail business and to install a 21" x 28" blade sign on a building located within the Aberdeen Commercial Historic District. The new blade sign will meet all sign size and design standards set forth in the Aberdeen Commercial Historic District Ordinance. Final building inspection is required before a Certificate of Occupancy will be issued for this property. Following discussion Lien moved and Johnson seconded to approve with the stipulation that a final inspection of the property be scheduled. Upon roll call, all members voting aye, the motion carried.
- 11) Permission to install a blade sign on a building located in the Aberdeen Commercial Historic District on 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 install a 3.5' x 2' blade sign on a building located within the Aberdeen Commercial Historic District. The new blade sign will meet all size and design standards in the district. This business was approved at the September 15th Planning Commission meeting for the change of use of a building located in the Aberdeen Commercial Historic District. Following discussion Cogley moved and Johnson seconded to approve, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary