

MINUTES
ABERDEEN CITY PLANNING COMMISSION
November 17, 2015

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

Johnson moved and Kezar seconded to approve the minutes of October 20, 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 **“C Express Subdivision in the SE ¼ of Section 18, T123N-R63W of the 5th P.M., Brown County, South Dakota,”** (a.k.a. 2303 6th Ave SE) was submitted by Treinta Incorporated. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to separate a portion of an underlying lot into a new legal lot. This plat will create a new legal lot for the property that currently contains the C Express convenience store so that they may construct a new commercial addition to the north side of the existing building. Following discussion Johnson moved and Cogley seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as **“Sacred Heart Cemetery Southwest Annex Second Addition to the city of Aberdeen in the SW ¼ of Section 18, T123N-R63W of the 5th P.M., Brown County, South Dakota,”** (a.k.a. 19 Smith St N) was submitted by The Roman Catholic Church of the Sacred Heart of Jesus. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to separate a portion of an underlying lot into two new legal lots in order to convey one of the newly created lots to another party. The west lot is planned to be conveyed to the City of Aberdeen for the development of a new holding pond. A corresponding minimum lot size variance was submitted for the November 12 meeting of the Board of Zoning Adjustment. Following discussion Johnson moved and Cogley seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary plat described as **“Lot 1, Dial Fourth Addition in the South ½ of Section 17, T123N-R63W,”** (a.k.a. 401 Norwood St S) was submitted by Furniture Outlets, USA. Chris Witzel stated that the petitioner is requesting this preliminary plat in order to propose a potential reconfiguration of lot lines in order to create a new lot with 6th Ave SE frontage. The applicant is requesting this preliminary plat in order to construct a new free standing sign on 6th Ave SE. If approved a final plat must be submitted for all affected properties and filed with the Brown County Register of Deeds and in order to allow platting all current applications to the Board of Zoning Adjustment must be approved. Following discussion Johnson moved and Kezar seconded to deny, all members voting aye, the motion carried.

- 4) Permission to change the use of a building located in the Aberdeen Commercial Historic District on property described as "Lots 17 - 18, Block 6, Original Plat of Aberdeen," (201 Main St S) was submitted by Squash, LLC and Dennis Hasvold. Chris Witzel stated that the petitioner is requesting permission to change the use of the building to allow for the operation of a thrift store. There are currently no plans submitted for any signage on the business, any proposed signage will have to adhere to the Aberdeen Commercial Historic District sign ordinance or gain approval from this commission and the Board of Zoning Adjustment. Following discussion Kezar moved and Rivett seconded to approve, all members voting aye, the motion carried.

- 5) Permission to change the use and install an internally illuminated projecting wall sign on a building located in the Aberdeen Commercial Historic District on property described as "Lots 1 - 2, Block 11, Original Plat of Aberdeen," (a.k.a. 202 Main St S) was submitted by Travis Kiefer - The United Way. Chris Witzel stated that the petitioner is requesting permission to change the use of the building to allow new office space and to replace a 3' x 6' panel on a historic internally illuminated projecting wall sign on a building located with the Aberdeen Commercial Historic District. The new sign will meet all sign size standards, however the current ordinance does not allow internal illumination or mechanical lighting. The new version of the downtown sign ordinance on this agenda would also prohibit this type of sign, but allow for an application to be submitted to the Board of Zoning Adjustment for a variance approval. The Aberdeen Downtown Association reviewed this request and recommend its approval. A corresponding Board of Zoning Adjustment application was submitted. 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