

MINUTES
ABERDEEN CITY PLANNING COMMISSION
December 15 , 2015

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

Kezar moved and Cogley seconded to approve the minutes of November 17, 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 “Nick and Nicole Volk First Subdivision to **Aberdeen in the SW ¼ of Section 18, T123N-R63W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 1223 1st Ave SE) was submitted by Nick and Nicole Volk. Chris Witzel stated that the petitioners are requesting this preliminary and final plat in order to combine an underlying lot with an adjacent portion of recently vacated public right-of-way. This 16’ x 76.98’ portion of unused public right-of-way was vacated at the December 16, 2014 Planning Commission meeting. This plat is being requested in order to facilitate the construction of an accessory structure addition. Following discussion Cogley moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “Prouse First Subdivision to the City of **Aberdeen in the NW ¼ of Section, T123N-R63W of the 5th P.M.,** Brown County, South Dakota,” (a.k.a. 1502 Goodrich Ave SE) was submitted by Dale J. Prouse and Bruce R. Prouse. Chris Witzel stated that the petitioners are requesting this preliminary and final plat in order to combine two underlying lots into one new lot in order to facilitate future residential construction. The 15’ x 15’ portion not included in this plat, is owned by Northwestern Energy and houses a utility service. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “House of Glass First Subdivision in Aberdeen, South Dakota,” (a.k.a. 2 and 4 State St N, and 701 Railroad Ave SE) was submitted by Stan Albrecht - S.E.A. Leasing Company, LLC. Francis Brink of Brink Engineering was present to represent the property. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to combine sixteen underlying lots and a portion of vacated public right-of-way into one new lot in order to facilitate the construction of a commercial loading dock. This proposed plat will contain the existing House of Glass building and adjacent parking and loading areas. Following discussion Rivett moved and Cogley seconded to approve, all members voting aye, the motion carried.

- 4) A petition to vacate the public right-of-way described as “The portion of Riverside Drive public right-of-way adjacent to Proposed Lots 1 + 2 shown on the proposed plat of Andrews-Cunningham First Subdivision in Aberdeen, South Dakota formerly known as Lots 121-124, Morning Heights Addition,” (a.k.a. 819 and 823 Riverside Dr) was submitted by Jeffrey M. & Ann J. Andrews and Todd & Darci Cunningham. Francis Brink of Brink Engineering and Jeff Andrews were present to represent the property. Chris Witzel stated that the petitioners are requesting this vacation of right-of-way in order to correct an existing public right-of-way boundary for Riverside Drive. The portion of public right-of-way to be vacated is shown on the corresponding plat submitted with this application; approval of this request will eliminate several encroachments on public right-of-way. If approved, the corresponding plat that dedicates a portion of private property as public right-of-way for Riverside Drive must also be approved as well. Following discussion Woodward moved and Kezar seconded to approve, with the stipulation that the corresponding plat is approved. Upon roll call, all members voting aye, the motion carried.

- 5) A preliminary and final plat described as “Andrews-Cunningham First Subdivision in Aberdeen, South Dakota,” (a.k.a. 819 and 823 Riverside Dr) was submitted by Jeffrey M. & Ann J. Andrews and Todd & Darci Cunningham. Francis Brink of Brink Engineering and Jeff Andrews were present to represent the property. Chris Witzel stated that the petitioners are requesting this preliminary and final plat in order to correct an existing public right-of-way boundary. This correction will include both the vacation of a portion of Riverside Drive and the dedication of a portion of private property as public right-of-way for Riverside Drive. A corresponding petition to vacate the public right-of-way needed for this correction was submitted along with this plat and is shown on the proposed plat. Following discussion Kezar moved and Cogley seconded to approve, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary