

MINUTES
ABERDEEN CITY PLANNING COMMISSION
January 19, 2016

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

Rivett moved and Cogley seconded to approve the minutes of December 15, 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 “Score’s Addition to the city of Aberdeen in **the NW ¼ of Section 19, T123N-R63W of the 5th P.M.**, Brown County, South Dakota,” (a.k.a. 601 Riverside Drive and 618 Lawson Street S) was submitted by Shawn J. Score. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to combine nine underlying lots into one new lot in order to facilitate the construction of a commercial addition. This proposed plat will contain the existing Dakota Outdoor Living building and adjacent parking and loading areas, the intent of this plat is to allow for the construction of a new 16’ x 16’ commercial addition to the north side of the building. This property was granted a special exception for open storage at the September 10, 2015 meeting of the Board of Zoning Adjustment, a request for a minimum parking stall variance was also denied at that meeting and has been resubmitted for the January 14, 2016 meeting. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “Keeley Land Subdivision in the city of **Aberdeen in the SW ¼ of Section 14, T123N-R64W of the 5th P.M., and SE ¼ of Section 15, T123N-R64W of the 5th P.M.**, Brown County, South Dakota,” (a.k.a. 1900, 1916, and 1924 6th Ave SW) was submitted by Gerald and James Keeley. Chris Witzel stated that the petitioners are requesting this preliminary and final plat in order to combine four underlying lots into two new lots in order to clean up the legal description of the property. This proposed plat contains the existing Keeley’s building on the east side of Highway 281 and the property directly adjacent to Highway 281 on the west side. This property has been granted numerous special exceptions with the most recent being at the June 11, 2015 meeting of the Board of Zoning Adjustment for the open storage and display of farm equipment. Following discussion Woodward moved and Kezar seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “Berkley Addition to the city of Aberdeen, South Dakota,” (a.k.a. 1505 Roosevelt St S) was submitted by Douglas and Rhoda Berkley. Chris Witzel stated that the petitioners are requesting this preliminary and final plat in order to plat a previously unplatted parcel in order to convey the property

- to another party. A corresponding petition to rezone was submitted with this application. Following discussion Woodward moved and Lien seconded to approve with the stipulation that the property be rezoned. Upon roll call, all members voting aye, the motion carried.
- 4) A preliminary and final plat described as “Kampa Addition to the city of Aberdeen, South Dakota,” (a.k.a. 602 and 606 Congress St N) was submitted by Derwin Kampa. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to combine four underlying lots and a portion of vacated public right-of-way into one new lot in order to facilitate the construction of an addition. This property was granted building variances at the September 17, 2009 meeting of the Board of Zoning Adjustment in order to construct an addition. A corresponding application to the Board of Zoning Adjustment was submitted with this petition to allow for the construction of front stairs. Following discussion Kezar moved and Cogley seconded to approve, all members voting aye, the motion carried.
 - 5) A petition to rezone from (R-2) Medium Density Residential District to (M-AG) Mini-Agricultural District for property described as “**Lot 1, Neifer First Subdivision in NE ¼ of Section 22, T123N-R64W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 1216 Highway 281 S) was submitted by Corey Neifer. 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 residence and a truck and maintenance terminal. This property was recently granted special exceptions for open storage and for the operation of a truck and maintenance terminal with a stipulation that the property be rezoned to a (M-AG) Mini-Agricultural District. Following discussion Woodward moved and Cogley seconded to approve, all members voting aye, the motion carried.
 - 6) A petition to rezone from (I-2) Unrestricted Industrial District to (M) Municipal, State, and County Use District for property described as “**Lot 2, 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. 1303 Jones Ave NE) was submitted by City of Aberdeen. 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 city owned retention pond. This property was recently acquired by the city of Aberdeen for its development as a retention pond. Following discussion Woodward moved and Kezar seconded to approve, all members voting aye, the motion carried.
 - 7) A petition to vacate the public right-of-way described as “The entire 15’ x 80’ alley public right-of-way comprising the 15’ north of Lot 5, Granger’s Rearrangement in the **NW ¼ of Section 19, T123N-R63W of the 5th P.M., Brown County, South Dakota,**” (a.k.a. 1202, 1210 8th Ave SE and 819 Taft St S) was submitted by City of Aberdeen. Chris Witzel stated that the petitioner is requesting this vacation of right-of-way in order to vacate a 15’ x 80’ portion of unused alley public right-of-way in order for it to be included in a new plat of a city park. A corresponding plat to include the portion of public right-of-way listed above was submitted with this petition to

vacate public right-of-way. Following discussion Lien moved and Woodward seconded to approve with the stipulation that the corresponding plat is approved. Upon roll call, all members voting aye, the motion carried.

- 8) A preliminary and final plat described as “Moccasin Creek Park Addition to the city of **Aberdeen in the NW ¼ of Section 19, T123N-R63W** of the 5th P.M., Brown County,” (a.k.a. 1202, 1210, 1220 8th Ave SE; 818, 819 Taft St S; 821 Jackson St S; and 1111 10th Ave SE) was submitted by City of Aberdeen. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to combine eighteen underlying lots and portions of vacated public right-of-way into one new lot to be used as a city park. A corresponding petition to rezone is on the agenda for the February 16, 2016 Planning Commission meeting. Following discussion Kezar moved and Rivett seconded to approve with the stipulation that the property be rezoned. Upon roll call, all members voting aye, the motion carried.
- 9) A preliminary and final plat described as “Water Tower Park Subdivision of Block 14, **Highland Park Addition to the city of Aberdeen in the NW ¼ of Section 23, T123N-R64W** of the 5th P.M., Brown County, South Dakota,” (a.k.a. 716 15th St S and 724 16th St S) was submitted by City of Aberdeen. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to combine portions of nine underlying lots and portions of vacated public right-of-way into one new lot to be used as a city park. A petition to rezone this new lot will be submitted as soon as the entire southwest bike path is replatted and can be rezoned all at once. Following discussion Woodward moved and Kezar seconded to approve with the stipulation that the property be rezoned. Upon roll call, all members voting aye, the motion carried.
- 10) A preliminary and final plat described as “Railroad Second Subdivision of Block 19, **Highland Park Addition to the city of Aberdeen, in the NW ¼ of Section 23, T123N-R64W** of the 5th P.M., Brown County, South Dakota,” (a.k.a. 813 14 St S and 1310 9th Ave SW) was submitted by City of Aberdeen. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to combine two underlying lots and a portion of vacated public right-of-way into one new lot to be used as part of the bike path. A petition to rezone this new lot will be submitted as soon as the entire southwest bike path is replatted and can be rezoned all at once. Following discussion Lien moved and Kezar seconded to approve with the stipulation that the property be rezoned. Following discussion Lien moved and Kezar 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