

**MINUTES
ABERDEEN CITY PLANNING COMMISSION
March 15, 2016**

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

Kezar moved and Johnson seconded to approve the minutes of February 16, 2016, all members voting aye, the motion carried.

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

- 1) A petition to rezone from (C-1) Neighborhood Commercial District, (R-2) Medium Density Residential District, and (R-3) High Density Residential District to (M) Municipal, State, and County Use District for property described as Northern State University, was submitted by Northern State University. Chris Witzel stated that the petitioner is requesting this petition to rezone in order to bring the property into compliance with its current use as a state owned university campus. Staff recommends the university consider vacating all unused public right-of-ways and replat the campus in order to resolve future development concerns. Following discussion Cogley moved and Kezar seconded to approve, all members voting aye, the motion carried.
- 2) Permission to alter signage in a (C-1) Neighborhood Commercial District for property described as "Lots 1-5, Block 31, Bennett & Thomas Addition," (a.k.a. 719 Main St N) was submitted by Stacy Gossman - Scotty's Bar and Grill. Chris Witzel stated that the petitioner is requesting permission to replace content on a free standing sign located in a (C-1) Neighborhood Commercial District. The proposed free standing sign changes will meet all square footage and design standards for this district. Following discussion Kezar moved and Johnson seconded to approve, all members voting aye, the motion carried.
- 3) Tax Increment Finance District No. 25 Project Plan described as Meadowlark Acres, (a.k.a. 800 & 900 blocks of Ibis Street S., Willet Street S., and Dunlin Street S and the 5000 - 5300 block of Kingfisher Ave SE) was submitted by Schumaker Development, Inc. Attorney Rod Tobin and Kelsey Stock were present to represent the property. Chris Witzel stated that the petitioner is requesting this Tax Increment Finance District (TIF) to fund the necessary construction of asphalt road, curb, gutter and underground utility services located within the district. These improvements will create a new residential development known as Meadowlark Acres by creating 48 new residential lots. The submitted TIF #25 project plan has been reviewed by the city staff and has been found to meet all requirements set forth in city ordinance and South Dakota Codified Law. Following discussion Kezar moved and Johnson seconded to approve, all members voting aye, the motion carried.
- 4) A petition to vacate the public right-of-way described as "The east 10' of Market St S public right-of-way commencing at the south side of RR Ave SE public right-of-way and continuing south 301.8' to the north side of First Ave SE public right-of-way," (a.k.a. 101 1st Ave SE) was submitted by Brown County. Chris Witzel stated that the petitioner is requesting this vacation of public right-of-way in order to vacate a 10' x 301.8' portion of public right-of-way in order to facilitate the construction of a handicap ramp. If approved, a plat must be submitted incorporating the newly vacated public right-of-way with the

existing county courthouse lot. Following discussion Kezar moved and Cogley seconded to approve with the stipulation that a plat to include the vacated right-of-way is submitted. Upon roll call, all members voting aye, the motion carried.

- 5) A petition to rezone from (R-3) High Density Residential District/(A-2) Green Belt District to (A-2) Green Belt District for property described as “**Lot 3, 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 South Dakota,**” (a.k.a. 1111 10th Ave SE) 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 use as a city owned green belt district. A plat for this property was approved at the January 19th Planning Commission meeting. Following discussion Johnson moved and Cogley seconded to approve, all members voting aye, the motion carried.
- 6) A petition to vacate the public right-of-way described as “The east/west alley running through Block 37, West Aberdeen Addition to the city of Aberdeen, Brown County, South Dakota,” (a.k.a. 1015 3rd Ave SW) was submitted by City of Aberdeen. Chris Witzel stated that the petitioner is requesting this vacation of public right-of-way in order to vacate a 16’ x 300’ portion of unused alley public right-of-way in order to facilitate its use within Frontier Park. A corresponding plat for this property was submitted along with this petition. Following discussion Kezar moved and Cogley seconded to approve with the stipulation that the corresponding plat is approved. Upon roll call, all members voting aye, the motion carried.
- 7) A petition to vacate the public right-of-way described as “The east/west alley running through Block 49, lying south and adjacent to the east ½ of Lot 8 and all Lots 1-7, and north and adjacent to the west ½ of Lot 23 and all of Lots 24-30, all in Block 49, West Aberdeen Addition to the city of Aberdeen, Brown County, South Dakota,” (a.k.a. 1107 4th Ave SW and 1116 6th Ave SW) was submitted by City of Aberdeen. Chris Witzel stated that the petitioner is requesting this vacation of public right-of-way in order to vacate a 16’ x 187.5’ portion of unused alley public right-of-way in order to facilitate its use within an existing city owned outdoor hockey rink. A corresponding plat for this property was submitted along with this petition. Following discussion Johnson 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.
- 8) Petition to vacate the public right-of-way for property located at 1101 Melgaard Rd E. and 1202 10th Ave SE, 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 portion of several unused street’s public right-of-ways in order to facilitate their use within a city owned athletic complex. A corresponding plat for this property was submitted along with this petition. Following discussion Johnson 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.
- 9) A preliminary and final plat described as “Lincoln Community Hockey Rink Addition to the city of Aberdeen, in the SE ¼ of Section 14, T123N-R64W of the 5th P.M., Brown County, South Dakota,” 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 33 underlying lots and portions of vacated public right-of-way into one new lot to be used within an existing community outdoor hockey rink. A corresponding petition to vacate public right-of-way was submitted with this plat. Following discussion Johnson moved and Kezar seconded to approve, all members voting aye, the motion carried.

- 10) A preliminary and final plat described as “Garfield Park Addition to the city of Aberdeen, **in the NE ¼ of Section 24, T123N-R64W of the 5th P.M.**, Brown County, South Dakota,” (a.k.a. 503 8th 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 four underlying lots into one new lot to be used within Garfield Park. Following discussion Kezar moved and Cogley seconded to approve, all members voting aye, the motion carried.
- 11) A preliminary and final plat described as “Frontier Park Addition to the city of Aberdeen in **the SE ¼ of Section 14, T123N-R64W of the 5th P.M.**, Brown County, South Dakota,” (a.k.a. 1015 3rd 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 24 underlying lots and a portion of vacated public right-of-way into one new lot to be used within Frontier Park. A corresponding petition to vacate public right-of-way was submitted with this plat. Following discussion Cogley moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 12) A preliminary and final plat described as “Aberdeen’s North Athletic Complex Addition to **the city of Aberdeen in the SE ¼ of Section 8, T123N-R63W of the 5th P.M.**, Brown County, South Dakota,” (a.k.a. 3800 8th Ave NE and 1005 N Brown County 19) was submitted by City of Aberdeen. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to combine three underlying lots into one new lot to be used as a city owned athletic complex. A corresponding petition to rezone is on the April 19th Planning Commission agenda. Following discussion Kezar moved and Cogley seconded to approve with the stipulation that the property be rezoned. Upon roll call, all members voting aye, the motion carried.
- 13) A preliminary and final plat described as “Aberdeen’s South Athletic Complex Addition to **the city of Aberdeen in the east ½ of Section 19, T123N-R63W of the 5th P.M.**, Brown County, South Dakota” (a.k.a. 1101 Melgaard Rd E. and 1202 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 portions of 102 underlying lots and several portions of vacated public right-of-ways into two new lots to be used as a city owned athletic complex and designated green belt district. A corresponding petition to rezone is on the April 19th Planning Commission agenda. Following discussion Cogley moved and Woodward seconded to approve with the stipulation that the property be rezoned. Upon roll call, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary