

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**April 19, 2016**

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

Cogley moved and Woodward seconded to approve the minutes of March 15, 2016, 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 “Yeldez Corner Subdivision in Aberdeen, South Dakota,” (a.k.a. 802 Main St S) was submitted by Yeldez Shrine. 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 facilitate the construction of an addition. A permit was issued at the time of application for the renovation and addition to meet all setbacks. Following discussion Kezar moved and Lien seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “Jacob Jundt 1<sup>st</sup> Consolidation Addition in Block 23, Hagerty and Lloyd’s Addition in Aberdeen, South Dakota,” (a.k.a. 418 and 420 Jay St N) was submitted by Jacob Jundt. 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 to facilitate future residential development. The house previously located on this property was demolished and this plat is intended to clean up the legal description of the property. Following discussion Cogley moved and Kezar seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “C & P Addition to Ashwood Heights Subdivision to the City of Aberdeen in the SW ¼ of Section 8, T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota,” (a.k.a. 1232 and 2626 Oakwood Lane) was submitted by Charles & Peggy Hogg. Lonnie Anderson of Clark Engineering was present to represent the property. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to reconfigure lot lines on two underlying lots in order to facilitate the future construction of a garage. An application was also submitted for the April 14<sup>th</sup> Board of Zoning Adjustment meeting for a minimum lot frontage variance and a side setback variance. Following discussion Rivett moved and Lien seconded to approve with the stipulation that all Board of Zoning Adjustment approvals are granted. Upon roll call, all members voting aye, the motion carried.
- 4) Permission for two new businesses and one new 4’ x 8’ wall sign all in a (C-1) Neighborhood Commercial District for property described as “Lots 20-22, Block 45, Hagerty & Lloyd Addition,” (a.k.a. 120 State St N) was submitted by Geek Garage and The Junction. Chris Witzel stated that the petitioners are requesting permission to locate a computer repair/sale/gaming business and a new catering business all in a building located in a (C-1) Neighborhood Commercial District. One of the petitioners is requesting permission to install a new 4’ x 8’ wall sign on the same

building for the Geek Garage; this sign will meet all square footage and design standards for this district. There have been no recent building permits issued for any renovation of the interior of this building; therefore staff would like all necessary building permits for the property to be applied for. Also, all State Health Department inspections must be completed and passed prior to any operation commencing. Following discussion Woodward moved and Cogley seconded to approve with the following stipulations: 1) All State Health Department inspections are completed, 2) All Fire Marshal requirements are met, and 3) All building permits are obtained for work that has been completed on the property. Upon roll call, all members voting aye, the motion carried.

- 5) A preliminary and final plat described as “HAPI Fourth Central Subdivision to **Aberdeen in the West ½ of NE ¼ of Section 30, T123N-R63W of the 5<sup>th</sup> P.M.**, Brown County, South Dakota,” (a.k.a. 2309 Lawson St S) was submitted by Homes Are Possible, Inc. Lonnie Anderson of Clark Engineering and Jeff Mitchell of Homes Are Possible, Inc. were present to represent the property. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to reconfigure lot lines on one underlying lot in order to create 55 new lots to facilitate future residential development. All of the lots will meet minimum lot size requirements for the district with the exception of retention pond lot, which is on the Board of Zoning Adjustment agenda for a minimum lot frontage variance. The access from retention pond to Merton Street S. has been amended to a 14’ width. A corresponding application to create a tax increment financing district for this development is also on the agenda. Following discussion Kezar moved and Cogley seconded to approve, all members voting aye, the motion carried.
- 6) Tax Increment Finance District No. 26 Project Plan described as “HAPI Fourth **Central Sudivision to Aberdeen in the W ½ of the NE ¼ of Section 30, T123N-R63W** of the 5<sup>th</sup> P.M., Brown County, South Dakota excluding Lot 1, Block 5, HAPI Fourth Central Subdivision to Aberdeen,” (a.k.a. 2309 Lawson St S) was submitted by Homes Are Possible, Inc. Jeff Mitchell of Homes Are Possible, Inc. was 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 road, curb, gutter and underground utility services located within the district. These improvements will continue the residential development of the HAPI Central Subdivisions by providing access to 54 new residential lots. All of the proposed residential lots within this district have been designated for single family development; therefore the discretionary formula may not be utilized for multifamily development during the life of this TIF. A preliminary and final plat for this new addition was submitted in conjunction with this application. This TIF project plan has been previously reviewed by the City Finance Officer and has been given his tentative approval. The TIF #26 Project Plan proposal appears to meet the requirements set forth by South Dakota Codified Law. Following discussion Marske moved and Kezar seconded to approve, all members voting aye, the motion carried.
- 7) A petition to Vacate the Public Right-of-Way for property located at 102 and 214 Jackson St N, 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 several portions of unused public right-of-way so that it may be included with city owned Browne Park. A corresponding plat for this property was submitted along with this petition. Following discussion Kezar 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 “**Browne Park Addition to the City of Aberdeen, in the NW ¼ of Section 18, T123N-R63W of the 5<sup>th</sup> P.M.,** Brown County, South Dakota,” (a.k.a. 102 and 214 Jackson St N and 1106 3<sup>rd</sup> Ave NE) was submitted by City of Aberdeen. Chris Witzel stated that the petitioner is requesting this preliminary and final plat in order to combine 26 underlying lots and portions of vacated alley and street public right-of-ways into one new lot to be used within the existing city owned Browne Park. A corresponding petition to vacate public right-of-way was submitted with this plat. Following discussion Kezar moved and Cogley seconded to approve, all members voting aye, the motion carried.
- 9) A petition to rezone from (R-2) Medium Density Residential District/(R-3) High Density Residential District/(A-2) Green Belt District/(M) Municipal, State, and County Use District to (M) Municipal, State, and County Use District for property described as “**Lot, Aberdeen’s South Athletic Complex Addition to the City of Aberdeen in the E ½ of Section 19, T123N-R63W of the 5<sup>th</sup> P.M.,** Brown County, South Dakota,” (a.k.a. 1202 and 1214 10<sup>th</sup> Ave SE and 1101 Melgaard Road E) 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 an existing city owned athletic complex. A plat for this property was approved at the March 15<sup>th</sup> Planning Commission meeting. Following discussion Cogley moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 10) A petition to rezone from (R-2) Medium Density Residential District/(A-2) Green Belt District to (A-2) Green Belt District for property described as **Lot 2, Aberdeen’s South Athletic Complex Addition to the City of Aberdeen, in the East ½ of Section 19, T123N-R63W of the 5<sup>th</sup> P.M.,** Brown County, South Dakota,” (a.k.a. 1719 Dakota St S) 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 an existing city owned green belt district. A plat for this property was approved at the March 15<sup>th</sup> Planning Commission meeting. Following discussion Kezar moved and Cogley seconded to approve, all members voting aye, the motion carried.
- 11) 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 2, Senior Center Subdivision in Aberdeen, South Dakota,**” (a.k.a. 1502 6<sup>th</sup> 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 an existing city owned green belt district. Following discussion Woodward moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 12) A petition to rezone from (A-1) Agricultural District to (M) Municipal, State, and County Use District for property described as “**Lot 1, Aberdeen’s North Athletic Complex Addition to the City of Aberdeen in the SE ¼ of Section 8, T123N-R63W of the 5<sup>th</sup> P.M.,** Brown County, South Dakota,” (a.k.a. 1005 Brown County 19 and 3800 8<sup>th</sup> 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 use as an existing city owned athletic complex. A plat for this property was approved at the March 15<sup>th</sup> Planning Commission meeting. Following

discussion Marske moved and Cogley seconded to approve, all members voting aye, the motion carried.

- 13) A petition to rezone from (I-2) Unrestricted Industrial District to (M) Municipal, State, and County Use District for property described as “Lot 1, Brown County 19 Pond **Addition to the City of Aberdeen, in the SE ¼ of Section 17, T123N-R63W of the 5<sup>th</sup>** P.M., Brown County, South Dakota,” (a.k.a. 108 Brown County 19 N) 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 an existing city owned retention pond. Following discussion Cogley moved and Kezar seconded to approve, all members voting aye, the motion carried.
- 14) A petition to rezone from (I-1) Industrial Park District to (M) Municipal, State, and County Use District for property described as “Lot 1, Brown County 19 Pond **Second Addition to the City of Aberdeen, in the NW ¼ of Section 16-T123N-R63W of the 5<sup>th</sup>** P.M., Brown County, South Dakota,” (a.k.a. 320 Brown County 19 N) 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 and as existing city owned retention pond. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 15) A petition to rezone from (R-3) High Density Residential District to (M) Municipal, State, and County Use District for property described as “Lot 2, Family Homes 1<sup>st</sup> Subdivision in Aberdeen, South Dakota,” (a.k.a. 1325 McGovern 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 an existing city owned retention pond. Following discussion Kezar moved and Cogley seconded to approve, all members voting aye, the motion carried.
- 16) A petition to rezone from (R-3) High Density Residential District to (M) Municipal, State, and County Use District for property described as “Lot 1, Hardy Addition to the City of Aberdeen, Brown County, South Dakota,” (a.k.a. 622 Rock St S) 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 an existing city owned retention pond. Following discussion Kezar moved and Woodward 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