

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**September 21, 2010**

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

Kezar moved and Woodward seconded to approve the minutes of August 17, 2010, 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 “Aberdeen Public Schools First Addition to Aberdeen in the NE ¼ of Section 23, T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota,” (a.k.a. 715 9<sup>th</sup> Avenue SW & 911 Eighth Street South) was submitted by Aberdeen School District No. 6-1. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to convey proposed Lot 1 to another party. Proposed Lot 1 is currently split zoned between (I-2) Unrestricted Industrial District and (R-3) High Density Residential District, thus causing a need for the entire lot to be rezoned into one of the zoning districts. A petition to rezone proposed Lot 1 to (R-3) High Density Residential District was submitted in conjunction with this preliminary and final plat. Following discussion Woodward moved and Rivett seconded to approve with the stipulation that proposed Lot 1 is rezoned to (R-3) High Density Residential District. Upon roll call, all members voting aye, the motion carried.
- 2) A petition to rezone from (I-2 and R-3) Unrestricted Industrial District and High Density Residential District to (R-3) High Density Residential District for property described as “Lot 1, Aberdeen Public Schools First Addition to Aberdeen in the NE ¼ of Section 23, T123N-R64W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 911 Eighth Street South) was submitted by Aberdeen School District No. 6-1. Brett Bill stated that this item needs to be continued due to a publication error by the Aberdeen American News. Following discussion Kezar moved and Rivett seconded to continue this item until October 19, 2010. Upon roll call, all members voting aye, the motion carried.
- 3) A petition to rezone from (C-3) Central Business District to (R-3) High Density Residential District for property described as Lots 13 - 14, Bennett and Thomas Addition, located in the NW ¼ of Section 13, T123N-R64W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 414 Main Street North) was submitted by LeRoy Aman. Brett Bill stated that the petitioner is requesting this petition to rezone with the intention of bringing the property into compliance with the existing land use. The petitioner is attempting to convey the property to another party, but potential buyers are having difficulty obtaining financing because the use of the property does not comply with the zoning of the property. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 4) A vacation of right-of-way for property described as “That portion of 16’ wide public alley right-of-way starting at the south edge of 11<sup>th</sup> Avenue SE right-of-way and extending south 168.9’, in Block

- 38, Thomas Addition to Aberdeen, all located in the NW ¼ of Section 24, Township 123 North, Range 64 West of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1111 Main Street South – Spitzer-Miller Funeral Home) was submitted by Spitzer-Miller, LLC. Brett Bill stated that this portion of alley right-of-way has never been developed for right-of-way purposes and the petitioners are requesting this vacation in order to add the vacated right-of-way into the adjacent property for development purposes. This vacation of right-of-way was submitted in conjunction with a preliminary and final plat. Following discussion Rivett moved and Kezar seconded to approve with the understanding that all rights have been reserved for any utilities that are currently located within the right-of-way. Upon roll call, all members voting aye, the motion carried.
- 5) A preliminary and final plat described as “Spitzer-Miller First Addition to the City of Aberdeen in the NW ¼ of Section 24, T123N-R64W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1111 Main Street South – Spitzer-Miller Funeral Home) was submitted by Spitzer-Miller Leasing, LLC. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to incorporate vacated alley right-of-way into the adjacent property and subdivide the property into three lots for future commercial development. This preliminary and final plat was submitted in conjunction with a petition to vacate a portion of alley right-of-way. Following discussion Kezar moved and Rivett seconded, all members voting aye, the motion carried.
- 6) A vacation of right-of-way for property described as “That portion of 18<sup>th</sup> Street South, between Lots A and B of O.L. 1, Hoffman’s RAR, located in the NW ¼ of Section 23, Township 123 North, Range 64 West of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1701 6<sup>th</sup> Avenue SW) was submitted by Pheasant Run Apartments, LLC. Rob Johnson and Heath Johnson were present to represent the property. Brett Bill stated that this portion of 18<sup>th</sup> Street South has never been utilized for right-of-way and the petitioners are requesting this vacation in order to add the vacated right-of-way into the adjacent property for future development. Following discussion Rivett moved and Woodward seconded to approve with the understanding that all rights have been reserved for any utilities that are currently located within the rights-of-way. Upon roll call, all members voting aye, the motion carried.
- 7) A preliminary and final plat described as “Karl Lee Addition to the City of Aberdeen, Brown County, South Dakota, located in the SE ¼ of Section 19, T123N-R63W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1919 12<sup>th</sup> Avenue SE) was submitted by Karl O. Lee. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to combine two lots into one with the intention of constructing a detached garage next to the existing residence. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson  
Planning Commission Secretary