

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**August 17, 2010**

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

Kezar moved and Rivett seconded to approve the minutes of July 20, 2010, all members voting aye, the motion carried.

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

- 1) A preliminary and final plat described as “Andrew Corner Subdivision in Aberdeen, South Dakota, located in the SW ¼ of Section 13, T123N-R64W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 18 and 22 2<sup>nd</sup> Avenue SE) was submitted by Peter and Katrina Andrew. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to combine five lots into two lots. This plat is a product of the City of Aberdeen selling a small lot to the petitioners to be included into property that they already own. This preliminary and final plat is meant to clean up the legal descriptions of the property. Following discussion Kezar moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “McDonald Second Consolidation Addition to the City of Aberdeen, South Dakota, located in the NE ¼ of Section 24, T123N-R64W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 516 11<sup>th</sup> Avenue SE) was submitted by Leon McDonald. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to clean up the legal description of the property with the intention of constructing an apartment complex. The property is currently split zoned between Neighborhood Commercial District/Special Density Residential District (C-1/R-4) and High Density Residential District (R-3). A petition to rezone proposed Lot 1 to Neighborhood Commercial District/Special Density Residential District (C-1/R-4) has been submitted in conjunction with this preliminary and final plat. Following discussion Kezar moved and Rivett seconded to approve, all members voting aye, the motion carried.

Lien entered the meeting at this time.

- 3) A petition to rezone from (C-1/R-4) Neighborhood Commercial District/Special Density Residential District and (R-3) High Density Residential District to (C-1/R-4) Neighborhood Commercial District/Special Density Residential District for property described as “McDonald Second Consolidation Addition to the City of Aberdeen, located in the NE ¼ of Section 24, T123N-R64W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 516 11<sup>th</sup> Avenue SE) was submitted by Leon McDonald. Brett Bill

stated that the petitioner is requesting this petition to rezone with the intention of constructing an apartment complex on the property. The property is currently split zoned between Neighborhood Commercial District/Special Density Residential District (C-1/R-4) and High Density Residential District (R-3) and this petition to rezone will consolidate the zoning on the property to Neighborhood Commercial District/Special Density Residential District (C-1/R-4). This petition to rezone was submitted in conjunction with a preliminary and final plat. Following further discussion Papousek moved and Lien seconded to approve, all members voting aye, the motion carried.

- 4) A preliminary and final plat described as “J. Fisher Addition to the City of Aberdeen, South Dakota, 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. 1204 8<sup>th</sup> Avenue SW and 720 12<sup>th</sup> Street South) was submitted by Jeff and Bonnie Fisher. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to subdivide a lot into 2 lots with the intention of conveying the property to another party for residential development. Following further discussion Kezar moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 5) A preliminary and final plat described as “St. Mary’s Church First Addition to Aberdeen in the NE ¼ of Section 13, Township 123 North, Range 64 West of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 409 2<sup>nd</sup> Avenue NE) was submitted by St. Mary’s Church of Aberdeen. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to increase the size of the existing church property with the intention of constructing a garage on the north side of the property. Following discussion Rivett moved and Papousek seconded to approve, all members voting aye, the motion carried.
- 6) A preliminary and final plat described as “Liebelt Addition to the City of Aberdeen, South Dakota, located in the NE 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. 823 6<sup>th</sup> Avenue SW) was submitted by Melvin Kopecky and Charlotte Miller. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to clean up the legal description of the property with the intention of conveying it to another party. Following discussion Lien moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 7) A preliminary and final plat described as “McGarry Consolidation Subdivision in Aberdeen, South Dakota, located in the NE 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. 820 10<sup>th</sup> Street South) was submitted by Patrick and Karri McGarry. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to clean up the legal description of the property with the intention of constructing a garage. There are currently two residences on the property and City ordinance permits only one, thus one of the residences must be removed prior to the plat being filed with the Brown County Register of Deeds. Following discussion Kezar moved and Papousek seconded to approve with the stipulation

that one of the residences on proposed Lot 1 is removed prior to the plat being filed with the Brown County Register of Deeds. Upon roll call, all members voting aye, the motion carried.

- 8) Permission to patch various areas of the roof of an existing business that is zoned (I-1) Industrial Park District for property described as “NW ¼ of Section 16, Township 123 North, Range 63 West of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota, (a.k.a. 610 North Brown County #19 (390<sup>th</sup> Avenue) – 3M Aberdeen Facility) was submitted by 3-M Aberdeen Facility. Brett Bill stated that the property owner is requesting permission to obtain a building permit to patch the roof of the existing 3-M facility. Since the property is currently zoned (I-1) Industrial Park District, the Planning Commission must approve all building permits for the facility and any other construction on the property. Following discussion Papousek moved and Rivett seconded to approve, all members voting aye, the motion carried.

Brett Bill continued with election of a Chairman. Papousek opened nominations by nominating Mike Jung for Chairman. Kezar seconded Papousek’s nomination. Kezar moved and Lien seconded that nominations cease. All members voting aye to cease nominations, the motion carried. There being no further nominations for Chairman, all members voting aye to elect Mike Jung as Chairman, the motion carried.

Jung opened nominations by nominating Rich Kezar for Vice-Chairman. Lien seconded Jung’s nomination. Jung moved and Rivett seconded that nominations cease. All members voting aye to cease nominations, the motion carried. There being no further nominations for Vice-Chairman, all members voting aye to elect Rich Kezar as Vice-Chairman, 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