

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**July 20, 2010**

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

Papousek moved and Rivett seconded to approve the minutes of June 15, 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 “Dacotah Bank Addition to the City of Aberdeen in the SW ¼ of Section 13, Township 123 North, Range 64 West of the 5<sup>th</sup> P.M., Brown County, South Dakota,” (a.k.a. 308, 320 and 322 Main Street South; 309 and 327 1<sup>st</sup> Street South) was submitted by Dacotah Bank; Rivett Buildings, LLC; and Triple G, LLC. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to clean up the legal descriptions and add vacated alley right-of-way into the adjacent properties. The City Council approved the vacation of alley right-of-way on October 29, 2007. Following discussion Papousek moved and Lien seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “Rolling Hills Village Thirteenth Addition to the City of Aberdeen, Brown County, South Dakota, located in the NW ¼ of Section 14, Township 123 North, Range 64 West of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. Nicklaus Drive) was submitted by Rolling Hills Golf Development, LLC. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to subdivide several previously platted lots into smaller lots for townhouse development. Twenty-four lot width variances were obtained from the Aberdeen Board of Zoning Adjustment on July 8, 2010, as well as fifteen building setback variances for the common walls between the townhomes. Following discussion Papousek moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “Randy and Brenda Williams Addition to the City of Aberdeen, Brown County, South Dakota, located in the NW ¼ of Section 25, T123N-R64W of the 5<sup>th</sup> P.M., Aberdeen, South Dakota,” (a.k.a. 101 Elizabeth Drive) was submitted by Randy and Brenda Williams. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to clean up the legal description of the property by combining two lots into one with the intention of constructing a detached garage. Following discussion Rivett moved and Papousek seconded to approve, all members voting aye, the motion carried.

- 4) A petition to rezone from (I-2) Unrestricted Industrial District to (R-2) Medium Density Residential District for property described as “North 92’, Lot 7, Block 56, Hagerty and Lloyd Addition, located in the NE ¼ of Section 13, T123N-R64W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 806 1<sup>st</sup> Avenue NE) was submitted by Jason and Melissa Hill. Brett Bill stated that the petitioners are requesting this petition to rezone with the intention of bringing the property into compliance with the existing residential land use in order to convey the property to another party. Following discussion Lien moved and Papousek seconded to approve, all members voting aye, the motion carried.
- 5) A preliminary and final plat described as “Teigen’s Second Subdivision in NW ¼ of Section 29, T123N-R63W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1805 Roosevelt Street South) was submitted by W.T. and Pam Teigen. Francis Brink of Brink Engineering was present to represent the property. Brett Bill stated that the petitioners are requesting this preliminary and final plat with the intention of creating lots for future conveyance and development. The hammer-head shaped turnaround on Teigen Court has caused Lots 6 and 7 to not meet the minimum required lot depth of 42’, thus lot depth variances, for both lots, will be required from the Aberdeen Board of Zoning Adjustment prior to the plat being filed with the Brown County Register of Deeds. Following discussion Papousek moved and Rivett seconded to approve with the stipulation that lot depth variances are obtained from the Aberdeen Board of Zoning Adjustment, for proposed Lots 6 and 7, prior to the plat being filed with the Brown County Register of Deeds. Upon roll call, all members voting aye, the motion carried.
- 6) A preliminary and final plat described as “Nelson Addition to the City of Aberdeen, Brown County, South Dakota, located 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. 405 7<sup>th</sup> Avenue SW and 702 4<sup>th</sup> Street South) was submitted by Leigh Nelson. Leigh Nelson was present to represent the property. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to plat a lot and a portion of a lot together with the intention of cleaning up the legal description of the property. A demolition permit was issued on February 9, 2009 to remove one of the residences from this proposed lot. Following discussion Rivett moved and Papousek seconded to approve, all members voting aye, the motion carried.
- 7) A preliminary and final plat described as “East McDonald’s Addition to Aberdeen in the SE ¼ of Section 18, Township 123 North, Range 63 West of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1623 6<sup>th</sup> Avenue SE – Geffdog Designs and Apparel; 508 Moccasin Drive – Barnett Vision Center) was submitted by 20/20 Properties and MBC, LLC. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to reconfigure lot lines for future business expansion. Following discussion Papousek moved and Woodward seconded to approve, all members voting aye, the motion carried.

- 8) A preliminary and final plat described as “City Council First Subdivision in Block 6, Original Plat, 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. 214 Lincoln Street South) was submitted by City of Aberdeen. Francis Brink of Brink Engineering was present to represent the property. Brett Bill stated that the City of Aberdeen is requesting this preliminary and final plat in order to plat vacated right-of-way and convey proposed Lot 2 to another party. A plat combining proposed Lot 1 with the parking lot property directly to the south will be on an agenda in the near future. Following discussion Papousek moved and Rivett seconded to approve, all members voting aye, the motion carried.
  
- 9) A preliminary and final plat described as “Mardian’s Third Subdivision in Aberdeen, South Dakota, located 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. 609 6<sup>th</sup> Avenue SW – Mardian’s Scrap Recycling) was submitted by Mardian Scrap Recycling, Inc. Francis Brink of Brink Engineering was present to represent the property. Following discussion Lien moved and Rivett seconded to approve, all members voting aye, the motion carried.

Brett Bill stated that Election of Officers will be postponed to the August meeting so all members can be present.

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

Submitted by,

Paula Nelson  
Planning Commission Secretary