

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**June 15, 2010**

The City Planning Commission was called to order by Chairman Kerry Swingler. Members present at roll call were Papousek, Swingler, Kezar, Cunningham, Rivett, and Lien. Absent was: Jung. Also present were Brett Bill, Planning & Zoning Director, Ken Hubbart, City Planner, Ken Van Dyne, City Planner, Chad Nilson, Building Inspector, and Paula Nelson, Planning Commission Secretary.

Papousek moved and Cunningham seconded to approve the minutes of May 18, 2010, all members voting aye, the motion carried.

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

- 1) A petition to rezone from (C-2) Highway Commercial District to (R-5) Trailers, Trailer Parks and Planned Residential Area (Trailers) for property described as "Lot 1, Park Village Addition, located in the NW ¼ of Section 23, T123N-R64W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 1801 9<sup>th</sup> Avenue SW - Park Village Mobile Home Park) was submitted by Palm Drive, LLC - Geff Gunsalus, Manager. Brett Bill stated that the petitioner is requesting this petition to rezone with the intention of constructing additional mobile home lots on property currently owned by Park Village Mobile Home Park. This lot does not meet the acreage requirement for the (R-5) Trailers, Trailer Parks and Planned Residential Area (Trailers) zoning district, thus it will need to be replatted into the rest of the property that Park Village Mobile Home Park currently owns. Following discussion Kezar moved and Papousek seconded to approve with the stipulation that this lot, as well as the recently vacated 12<sup>th</sup> Avenue SW right-of-way, be platted into the rest of the property currently owned by Park Village Mobile Home Park. Upon roll call, all members voting aye, the motion carried.
- 2) A petition to rezone from (C-1/R-4) Neighborhood Commercial District/Special Density Residential District to (R-3/R-4) High Density Residential District/Special Density Residential District for property described as "Mobile Oil Corporation Outlot 2 in Block 35, Thomas Addition, 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. 1121 Lincoln Street South) was submitted by McGillvrey Oil Company, Inc. - Richard McGillvrey, President. Brett Bill stated that the petitioner is requesting this petition to rezone with the intention of conveying the property to another party for the construction of an apartment building. Following discussion Papousek moved and Cunningham seconded to approve with the stipulation that all structures on this lot be demolished. Upon roll call, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as "Swanson Electric Addition to the City of Aberdeen, South Dakota, located in the SW ¼ of Section 14, T123N, R64W of the 5<sup>th</sup> P.M., Aberdeen, South Dakota," (a.k.a. 1702 6<sup>th</sup> Avenue SW) was submitted by Swanson Electric and Service, LLC. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to obtain water service for new construction on proposed Lot 2. On April 8, 2010 the Aberdeen Board of Zoning Adjustment granted a special exception for a mini-storage facility. The Board also granted several building size variances for the same mini-storage facility. Following

discussion Papousek moved and Kezar seconded to approve, all members voting aye, the motion carried.

- 4) A petition to rezone from (I-2) Unrestricted Industrial District to (C-3/R-4) Central Business District/Special Density Residential District for property described as “Lot 1 and East 24.5’ Lot 2, Block 77, Hagerty and Lloyd Addition, all located in the SE ¼ of Section 13, T123N-R64W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 224 1<sup>st</sup> Avenue SE) was submitted by Cavett J. Cavelle. Paris Briscoe was present to represent the property. Brett Bill stated that the petitioner is requesting this petition to rezone with the intention of conveying the property to another party for the purpose of utilizing the existing building for a commercial use on the main floor and apartments on the 2<sup>nd</sup> floor. This request could be considered spot zoning, but the property falls within the Downtown Business Improvement District and staff feels that a dual commercial and residential use would benefit the area better than the current industrial zoning. Following discussion Lien moved and Cunningham seconded to approve, all members voting aye, the motion carried.
- 5) A petition to rezone from (C-2) Highway Commercial District and (C-2/HC) Highway Commercial District/Health Care District to (C-2/HC) Highway Commercial District/Health Care District for property described as “Lots 1 and 2, Mutual of Omaha 5<sup>th</sup> Addition to Aberdeen, located in the SW ¼ of Section 17, T123N-R63W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 2905 and 3015 Third Avenue SE) was submitted by LADCO Development, Inc. and LADCO Properties XXVIII, LLC. Brett Bill stated that these lots are both currently split zoned (C-2) Highway Commercial District and (C-2/H-2) Highway Commercial District/Health Care District. The petitioner is requesting this petition to rezone in order to clean up the zoning of the properties and to include the (HC) Health Care District overlay with the intention of developing a hospital on Lot 1. Health care uses are currently permitted within residential districts, so this overlay request is not considered to be out of place within or adjacent to residentially zoned areas. A preliminary and final plat was approved for this property by the Aberdeen Planning Commission on May 18, 2010 and by the Aberdeen City Council on May 24, 2010. Following discussion Papousek moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 6) A vacation of right-of-way described as “That portion of the right-of-way adjacent to the south boundary line of Lot three (3) and Lot four (4) of B.B. Ward’s First Subdivision of Lots one (1), two (2), and three (3), Block six (6), Original Plat of Aberdeen, Brown County, 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 2<sup>nd</sup> Avenue SE and 214 Lincoln Street South) was submitted by the City of Aberdeen and Peter & Tina Andrew. Brett Bill stated that the petitioners are requesting to vacate this alley right-of-way with the intention of replatting it and adding it into the adjacent property to the north. The City Council has agreed to surplus the City’s portion of the alley along with another small piece of property adjacent to the alley. Following discussion Kezar moved and Papousek 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.

- 7) Permission to replace three windows on the east side, resurface the façade on the east and north side of an existing clinic, which is located on property that is zoned (C-1) Neighborhood Commercial District at 310 8<sup>th</sup> Avenue NW – Site of Professional Arts Plaza was requested by Ophthalmic Associates, LLC. Brett Bill stated that the property owner is requesting permission to remodel an existing clinic in order to replace 3 windows and resurface the east and north side façade. Following discussion Lien moved and Cunningham seconded to approve with the stipulation that a building permit is obtained prior to the work commencing. Upon roll call, all members voting aye, the motion carried.

Chairman Swingler continued with other business as follows:

- 1) Brett Bill presented a plaque to Kerry Swingler recognizing his 10 years of service to this commission.
- 2) Brett Bill presented a plaque to Scott Cunningham recognizing his 10 years of service to this commission.

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

Submitted by,

Paula Nelson  
Planning Commission Secretary