

MINUTES
ABERDEEN CITY PLANNING COMMISSION
May 18, 2010

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

Kezar moved and Jung seconded to approve the minutes of April 20, 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-3/R-4) Central Business District/Special Density Residential District to (R-3) High Density Residential District for property described as "Lot 10, Block 21, 1st Addition, located in the SW ¼ of Section 13, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 309 4th Street South) was submitted by Percy K. Washenberger. Brett Bill stated that the petitioner is requesting this petition to rezone with the intention of bringing the property into compliance with the existing residential land use in order to convey it to another party. Following discussion Cunningham moved and Kezar seconded to approve, 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 "Lots 8, 9 and 10, Block 23, Thomas Addition, located in the NE ¼ of Section 24, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 1109, 1115, and 1121 Jay Street South) was submitted by William Svensen, Matthew Svensen and Katherine Svensen. 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. Following discussion Kezar moved and Cunningham seconded to approve, all members voting aye, the motion carried.
- 3) A vacation of right-of-way for property described as "12th Avenue SW public right-of-way from Highway #281 South extending 1,309' East to its point of termination, all located in the NW ¼ of Section 23, Township 123 North, Range 64 West of the 5th P.M., Aberdeen, Brown County, South Dakota," (a.k.a. Park Village Mobile Home Park) was submitted by Palm Drive, LLC - Geff Gusalus, Manager. Brett Bill stated that the petitioner is requesting this vacation in order to include the 12th Avenue SW right-of-way into the surrounding property that is owned by Park Village Mobile Home Park. 12th Avenue SW is completely surrounded by Park Village Mobile Home Park and it also terminates within the park. City staff feels that this right-of-way only serves the park and that it would be prudent to turn it over to the park for their private use and maintenance. City water and sewer lines are currently within the right-of-way, thus an easement must be filed with Brown County Register of Deeds in order to preserve access to the water and sewer lines. Following discussion Kezar moved and Jung seconded to approve with the stipulation that a 66' x 1,309' easement is filed with the Brown County Register of Deeds in order to preserve access to the City's water and sewer lines. Upon roll call, all members voting aye, the motion carried.

- 4) A preliminary and final plat described as “Mutual of Omaha Fifth Addition to Aberdeen in Section 17, T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 2905 and 3015 3rd Avenue SE - Sanford Clinic) was submitted by LADCO Properties XXIV, LLC. Brett Bill stated that this petitioner is requesting this preliminary and final plat with the intention of reconfiguring the lot lines between proposed Lots 1 and 2 in order to accommodate the construction of a hospital on proposed Lot 1. A variance will need to be obtained from the Aberdeen Board of Zoning Adjustment if the proposed hospital and the current clinic are to be joined across the lot line. Following discussion Jung moved and Cunningham seconded to approve, all members voting aye, the motion carried.
- 5) A petition to rezone from (C-2) Highway Commercial District to (M) Municipal, State and County Use District for property described as “Lot B of Lot 1, Howards Outlot B, located in the NE ¼ of Section 14, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (608 6th Street North - Shopko Holding Pond) was submitted by the City of Aberdeen. Brett Bill stated that the City of Aberdeen is requesting this petition to rezone with the intention of bringing the property into compliance with the existing municipal use. Following discussion Cunningham moved and Kezar seconded to approve, all members voting aye, the motion carried.
- 6) A petition to rezone from (R-2) Medium Density Residential District to (M) Municipal, State and County Use District for property described as “Outlot A, Homes are Possible 2nd Subdivision, located in the SW ¼ of Section 23, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1600 12th Street South - Southwest Holding Pond) was submitted by the City of Aberdeen. Brett Bill stated that the City of Aberdeen is requesting this petition to rezone with the intention of bringing the property into compliance with the existing municipal use. Following discussion Jung moved and Cunningham seconded to approve, all members voting aye, the motion carried.
- 7) Petition to rezone from (C-2) Highway Commercial District to (M) Municipal, State and County Use District for property described as “Lot 2, Northwest Holding Pond Addition (Pt L32 Auto Plaza), located in the NE ¼ of Section 14, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (220 East Drive - Conlins Holding Pond) was submitted by the City of Aberdeen. Brett Bill stated that the City of Aberdeen is requesting this petition to rezone with the intention of bringing the property into compliance with the existing municipal use. Following discussion Cunningham moved and Jung seconded to approve, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary