

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

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

Papousek moved and Jung seconded to approve the minutes of March 16, 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 and (I-2) Unrestricted Industrial District to (C-2) Highway Commercial District for property described as "Artz Outlot 1, located in the SW ¼ of Section 14, T123N-R64W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 1702 6<sup>th</sup> Avenue SW) was submitted by Dirk Swanson. Brett Bill stated that the petitioner is requesting this rezoning with the intention of replatting the property into two lots, in the near future, for commercial development. The property is currently split zoned between (C-2) Highway Commercial District and (I-2) Unrestricted Industrial District. The petition to rezone will clean up the split zoning issue by rezoning the entire property to (C-2) Highway Commercial District. Following discussion Kezar moved and Papousek seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as "Hurlbert First Addition to Aberdeen in the SW ¼ of the NE ¼ of Section 11, Township 123 North, Range 64 West of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 1506, 1512, 1520, 1602, 1608, 1614 and 1620 Olive Drive) was submitted by Jean Hurlbert. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to plat seven lots into one lot with the intention of developing the property for multifamily residences. On April 8, 2010 the Aberdeen Board of Zoning Adjustment approved several building setback variances for future multifamily residential construction on this property. Following discussion Cunningham moved and Jung seconded to approve, all members voting aye, the motion carried.
- 3) Requesting permission to remodel a bathroom within a medical clinic located in the (C-1) Neighborhood Commercial District at property described as "Lots 1-4, St. Luke's Replat in Block 83, located in the SE 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. 201 Lloyd St S - Physicians Plaza) was submitted by Avera St. Lukes Hospital. Brett Bill stated that the property owner is requesting permission to remodel a bathroom within a medical clinic. The remodel project will consist of enlarging an existing bathroom and replacing the fixtures. Following discussion Cunningham moved and Jung seconded to approve, all members voting aye, the motion carried.
- 4) A petition to rezone from (R-2) Medium Density Residential District to (M) Municipal, State and County Use District for property described as "Block 6 Except the South 164.82' and the South 7' of Block 5 and all of Block 7, Mel Ros Southview Addition in the South ½ of Section 19, T123N-R63W, Sunshine Park Addition to Mel Ros Estates and Block 8, Mel Ros Southview Addition in the S ½ of Section 19, T123N-R63W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 1709 and 1715 Lawson Street South; 1657 and 1712 Wells Street South - Sunshine Park) was submitted by 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 Kezar moved and Jung seconded to approve, all members voting aye, the motion carried.

- 5) A petition to rezone from (R-3) High Density Residential District and (C-2) Highway Commercial District to (M) Municipal, State and County Use District for property described as “Block 37, West Aberdeen Addition; Lots 1-7 and East 12.5’ Lot 8 and East 12.5’ Lot 23 and Lots 24-30, Block 49, West Aberdeen Addition and West ½ of vacated street (11<sup>th</sup> Street South); and Lot 1-17, Block 50, West Aberdeen Addition and vacated alley and West ½ of vacated street (11<sup>th</sup> Street South) (South 5<sup>th</sup> Street running East and West 187.5’ adjacent to Lots 1-7) All located in the SE ¼ of Section 14, T123N-R64W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1015 3<sup>rd</sup> Avenue SW and 1107 4<sup>th</sup> Avenue SW – Frontier Park and Lincoln Recreation Area) was submitted by 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.
- 6) A petition to rezone from (R-3) High Density Residential District to (M) Municipal, State and County Use District for property described as “Lots 1-12, Block 51, 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. 314 2<sup>nd</sup> Avenue NW – Easton Park) was submitted by 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 Papousek moved and Kezar seconded to approve, all members voting aye, the motion carried.
- 7) A petition to rezone from (C-2) Highway Commercial District to (M) Municipal, State and County Use District for property described as “57.3’ x 320’ Strip North of Block 17, Coe and Howard Addition except H-1 (Park), located in the NW ¼ of Section 19, T123N-R63W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 912 6<sup>th</sup> Avenue SE – Nicollet Park) was submitted by 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.
- 8) A petition to rezone from (R-3) High Density Residential District to (M) Municipal, State and County Use District for property described as “Lots 1-6, Block 20, 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. 415 Washington Street North – Washington Street Gym) was submitted by 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 Papousek moved and Jung seconded to approve, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson  
Planning Commission Secretary