

MINUTES
ABERDEEN CITY PLANNING COMMISSION
February 17, 2009

The City Planning Commission was called to order by Chairman Scott Cunningham. Members present at roll call were Swingler, Papousek, Arnold, Slight-Hansen and Cunningham. Jung and Lien were absent. Also present were Brett Bill, Planning & Zoning Director, Ken Hubbart, City Planner, Chad Nilson, Building Inspector, and Paula Nelson, Planning Commission Secretary.

Papousek moved and Swingler seconded to approve the minutes of January 20, 2009, all members voting aye, the motion carried.

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

- 1) A petition to rezone from (C-3) Central Business District to (R-3) High Density Residential District for property described as "Lot 10, Block 51, Second Addition to Aberdeen, located in the NW ¼ of Section 24, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 15 9th Avenue SE) was submitted by Justin D. Shultis and David B. Shultis. Brett Bill stated that the petitioner is requesting this petition to rezone with the intention of bringing the property into compliance with the existing land use. There are currently two residential structures located on the lot and the zoning ordinance permits only one residential structure per lot of record, thus one of the structures must be removed with this request to rezone. Following discussion Swingler moved and Papousek seconded to approve with the stipulation that one of the residential structures on the lot is removed prior to June 24, 2009. Upon roll call, all members voting aye, the motion carried.
- 2) 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 "The East 95' of Lot 1, Block 23, First Addition, located in the SW ¼ of Section 13, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota," (404 South 3rd Street) was submitted by Mary A. Mulvenna. 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. Following discussion Arnold moved and Slight-Hansen seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as "Health Care Plus First Addition to Aberdeen, in the SW ¼ of Section 18, Township 123 North, Range 63 West of the 5th P.M., Brown County, South Dakota," (a.k.a. 101 and 201 Dakota Street South - Health Care Plus Federal Credit Union) was submitted by Health Care Plus Federal Credit Union, Inc. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to combine two lots into one with the intention of expanding the existing business, as well as the adjacent parking. Following discussion Swingler moved and Papousek seconded to approve, all members voting aye, the motion carried.

- 4) A preliminary and final plat described as “Lamont Office Building Addition to Aberdeen, Brown County, South Dakota, located in the SE ¼ of Section 13, Township 123 North, Range 64 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 205 6th Avenue SE (old Godfathers Pizza location); 513 Washington Street South; 208 and 212 5th Avenue SE) was submitted by Black Acre, LLC and Lamont Office Building, LLC. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to clean up the legal description of the properties with the intention of constructing a commercial/office structure on the south half of proposed Lot 1. The north half of proposed Lot 1 will accommodate off street parking. Following discussion Arnold moved and Papousek seconded to approve, all members voting aye, the motion carried.

- 5) Permission to remodel an existing clinic, which is located on property that is zoned (C-1) Neighborhood Commercial District on property described as “Lot 2, Professional Group’s Third Addition to the City of Aberdeen, Brown County, South Dakota, located in the SW ¼ of Section 12, Township 123 North, Range 64 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 310 8th Avenue NW - Site of Professional Arts Plaza) was submitted by Ophthalmic Associates, LLC. Brett Bill stated that the property owner is requesting permission to remodel an existing clinic in order to convert storage space into offices and to relocate a bathroom. Following discussion Swingler moved and Slight-Hansen seconded to approve with the stipulation that a building permit is obtained prior to the remodel work commencing. Upon roll call, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary