

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**April 21, 2009**

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

Papousek moved and Jung seconded to approve the minutes of March 17, 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 11, Block 51, Second Addition to Aberdeen, located in the NW ¼ of Section 24, T123N-R64W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” was submitted by Peter and Tina Andrew. (a.k.a. 17 9<sup>th</sup> Avenue SE) 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 use. A building variance, for the existing residence, was granted by the Aberdeen Board of Zoning Adjustment on April 9, 2009. Following discussion Jung moved and Arnold seconded to approve, all members voting aye, the motion carried.
- 2) A petition to rezone from (C-2) Highway Commercial District to (R-3) High Density Residential District for property described as “Lots 19-20, Pierce’s Subdivision of Block 103, Hagerty and Lloyd’s Addition, located in the SE ¼ of Section 13, T123N-R64W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” was submitted by Mike Shannon. (507 Arch Street South) 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 use. Attorney Drew Johnson was present representing Barbara Johnson of 511 South Arch Street and stated their opposition to this rezoning. Attorney Bill Sauck and Arlo Hintz of CorTrust Bank were also present to state their opposition to this rezoning. Following discussion Jung moved and Arnold seconded to deny, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “HAPI 2009-1 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,” was submitted by Homes Are Possible, Inc. (1111 7<sup>th</sup> Avenue SW) Francis Brink of Brink Engineering was present to represent the property. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to clean up the legal description of the property with the intention of placing a new single family residence on the lot. Following discussion Papousek moved and Arnold seconded to approve, all members voting aye, the motion carried.

- 4) A preliminary and final plat described as “HAPI 2009-2 Subdivision in Aberdeen, South Dakota, located in the NW ¼ of Section 23, T123N-R64W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” was submitted by Homes Are Possible, Inc. and Paula Nelson. (804 13<sup>th</sup> Street S & 1315 8<sup>th</sup> Avenue SW) Francis Brink of Brink Engineering was present to represent the property. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to clean up the legal descriptions of the three properties with the intention of placing new single family residences on proposed Lots 2 and 3. Following discussion Arnold moved and Papousek seconded to approve, all members voting aye, the motion carried.
- 5) A petition to rezone from (C-2 & I-2) Highway Commercial District and Unrestricted Industrial District to (C-2) Highway Commercial District for property described as “North 123’ of Lots 1-4, Block 56, 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,” was submitted by Wagner Holdings, LLC. (405 Highway #281 N - Old Pizza Hut property) Brett Bill stated that this property is currently split zoned between Highway Commercial District and Unrestricted Industrial District. The petitioner is requesting this petition to rezone in order to have one zoning district on the property, (C-2) Highway Commercial District, with the intention of utilizing the property for a commercial use. Following discussion Jung moved and Papousek seconded to approve, all members voting aye, the motion carried.
- 6) A preliminary and final plat described as “D-N-D Subdivision in Block 48, Bennett & Thomas Addition, Aberdeen, South Dakota, located in the NW ¼ of Section 13, T123N-R64W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” was submitted by D-N-D, Inc. Daniel Mielke, President. (520 and 524 4<sup>th</sup> Street N - Aberdeen Ambulance Service) Francis Brink of Brink Engineering was present to represent the property. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to clean up the legal description of the property for future development. Following discussion Papousek moved and Jung seconded to approve, all members voting aye, the motion carried.
- 7) A preliminary and final plat described as “K & R Braun 1<sup>st</sup> Consolidation Addition in Aberdeen, South Dakota, located in the NE ¼ of Section 13, T123N-R64W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” was submitted by Kevin and Richelle Braun. (322 State Street N) Francis Brink of Brink Engineering was present to represent the property. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to clean up the legal description of the property with the intention of demolishing the existing structure on the lot and moving in a single family residence. Following discussion Arnold moved and Jung seconded to approve, all members voting aye, the motion carried.
- 8) A preliminary and final plat described as “Hanley 1<sup>st</sup> Improvement Subdivision in Aberdeen, 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,” was submitted by Thomas and Jill Hanley. (819 Main Street S & 9<sup>th</sup> Avenue SE) Francis Brink of Brink Engineering was present to represent the property. Brett Bill stated that the petitioners are requesting this

preliminary and final plat in order to clean up the legal description of the property. Following discussion Papousek moved and Jung seconded to approve, all members voting aye, the motion carried.

- 9) A preliminary and final plat described as “Lamont Companies First Addition to Aberdeen in the SW ¼ of Section 18, T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota,” was submitted by Thomas and Jill Hanley. (901 6<sup>th</sup> Avenue SE – Old Kentucky Fried Chicken location) Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to clean up the legal description of the property. Following discussion Papousek moved and Jung seconded to approve, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson  
Planning Commission Secretary