

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**May 19, 2009**

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

Papousek moved and Slight-Hansen seconded to approve the minutes of April 21, 2009, all members voting aye, the motion carried.

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

- 1) A preliminary and final plat described as “Park Ridge Estates Fifth Addition to Aberdeen in the NE ¼ of Section 10, T123N-R64W of the 5<sup>th</sup> P.M., Aberdeen, South Dakota,” (1613 20<sup>th</sup> Street North) was submitted by Mark and Pamela Lane. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to correct the legal description of the property. Following discussion Swingler moved and Papousek seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “Martin’s 1<sup>st</sup> Consolidation in Morning Heights Subdivision, Aberdeen, South Dakota, located in the NW ¼ of Section 19, T123N-R63W of the 5<sup>th</sup> P.M., Aberdeen, South Dakota,” (613 Harrison Street South) was submitted by Tim and Rosemary Martin. 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 combine two lots into one with the intention of constructing a residence on the property. Following discussion Slight-Hansen moved and Lien seconded to approve, all members voting aye, the motion carried.
- 3) A Vacation of Right-of-Way described as “The North 300’ of Park Street South within Eisenbeis Mobile Home Court, Adjacent to Lots 1 and 2, Pierson’s Subdivision, located in the SE ¼ of Section 18, Township 123 North, Range 63 West of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. Eisenbeis Mobile Home Court) was submitted by Eisenbeis Mobile Home Court, Shari Pribble, Verna Kulm, Michael A. Kulm and Kathy Dosch. Brett Bill stated that this portion of Park Street South is maintained and utilized by Eisenbeis Mobile Home Court and the petitioners are requesting this vacation in order to put a new asphalt surface on the street and to continue utilizing it for access into and around the mobile home park. Following discussion Swingler moved and Papousek seconded to approve, all members voting aye, the motion carried.
- 4) A preliminary and final plat described as “Highland Park Second Subdivision 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. 1701 Sixth Avenue SW) was submitted by Pheasant Run Apartments, LLC. Heath Johnson was present to represent the property. Karen Mastel and Terry Nehlich, adjoining property owners, were present to ask questions and state their concerns. Brett Bill stated

that the petitioner is requesting this preliminary and final plat in order to subdivide the property into two lots, with the intention of developing proposed Lot 1 for commercial uses and developing proposed Lot 2 with multi-family housing. A petition to rezone proposed Lot 2 to (R-3) High Density Residential District has been submitted in conjunction with this preliminary and final plat. Following discussion Swingler moved and Papousek seconded to approve, all members voting aye, the motion carried.

- 5) A petition to rezone from (C-2) Highway Commercial District to (R-3) High Density Residential District for property described as “Lot 2, Highland Park Second Addition 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. 1701 6<sup>th</sup> Avenue SW) was submitted by Pheasant Run Apartments, LLC and Florence Lehr. Brett Bill stated that the petitioners are requesting this petition to rezone with the intention of developing Lot 2 for multi-family housing. A preliminary and final plat was submitted in conjunction with this petition to rezone. Following discussion Papousek moved and Slight-Hansen seconded to approve, all members voting aye, the motion carried.
- 6) A preliminary and final plat described as “Meadows on Dakota Second Subdivision in the SW ¼ of Section 6, T123N-R63W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. Approximately 1/8<sup>th</sup> mile North of the intersection of Dakota Street North and 24<sup>th</sup> Avenue NE – Fairgrounds Road) was submitted by JN Development, L.L.C. Brett Bill stated that the petitioner is requesting this preliminary and final plat with the intention of combining 11 lots into 2 lots for the purpose of reducing the property tax. This preliminary and final plat will not affect Tax Increment Finance District No. 10, which was approved by the Aberdeen City Council on May 12, 2008. The remainder of the development will proceed as planned. Following discussion Swingler moved and Papousek seconded to approve, all members voting aye, the motion carried.
- 7) A preliminary and final plat described as “Eisenbeis – Kulm Addition to the City of Aberdeen, South Dakota, located in the NE ¼ of Section 19, T123N-R63W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 630 and 634 Wells Street South) was submitted by Milton Eisenbeis, Kora Eisenbeis, Allen Kulm, Verna Kulm and Wiedebush Enterprises, Inc. Brett Bill stated that the petitioners are requesting this preliminary and final plat for the purpose of cleaning up the legal description of the existing mobile home court on proposed Lot 1 and to convey the stick built residence on proposed Lot 2 to another party. Several variances will need to be obtained from the Board of Zoning Adjustment for building setbacks for several of the existing mobile homes. Following discussion Papousek moved and Slight-Hansen seconded to approve with the following stipulations: 1) A special exception must be granted for the mobile home court by the Board of Zoning Adjustment. 2) The Board of Zoning Adjustment must approve the required variances for the existing mobile homes. 3) A new mobile home license must be approved by the City Council. Upon roll call, all members voting aye, the motion carried.
- 8) Permission to install a chain link storage cage within a structure located on a lot that is zoned (I-1) Industrial Park District described as Outlot #3, In the Industrial Park, located

in the NE ¼ of Section 17, Township 123 North, Range 63 West of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota, (a.k.a. 2920 8<sup>th</sup> Avenue NE) was submitted by RBE Electronics. Brett Bill stated that the storage cage will act as additional security for sensitive electronic equipment that is stored within the building. Following discussion Lien moved and Swingler seconded to approve, 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,

Brett E. Bill  
Planning and Zoning Director/  
Building Official