

MINUTES
ABERDEEN CITY PLANNING COMMISSION
June 16, 2009

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

Jung moved and Lien seconded to approve the minutes of May 19, 2009, all members voting aye, the motion carried.

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

- 1) A vacation of right-of-way described as “First Avenue NE between Block 46 and Block 53, Northwestern Addition, except railroad right-of-way. Jones Avenue NE between Lot 6, Block 7 and Lot 7, Block 53, Northwestern Addition. Harrison Street N. between Block 52 and Block 53, Northwestern Addition, except railroad right-of-way, located in the NW ¼ and SW ¼ of Section 18, Township 123 North, Range 63 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1201 and 1202 Jones Avenue NE; 1107 Harrison Street N.) was submitted by William Hinds, Northwestern Corporation and Burlington Northern Santa Fe Railroad Company. William Hinds was present to represent the property. Brett Bill stated that these portions of First Avenue NE, Jones Avenue NE and Harrison Street North are landlocked sections of right-of-way that have not been utilized as public right-of-way for many years. The petitioners are requesting this vacation in order to replat the right-of-way and adjacent property into two lots for use as a construction equipment storage yard. Following discussion Papousek moved and Jung seconded to approve with the stipulation that all rights have been reserved for any utilities that are currently located within the right-of-way. Upon roll call, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “Steel Structures Third Addition to Aberdeen, South Dakota, located in the NW ¼ and SW ¼ of Section 18, Township 123 North, Range 63 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1201 and 1202 Jones Avenue NE; 1107 Harrison Street N.) was submitted by Steel Structures of Aberdeen and Northwestern Corporation. William Hinds was present to represent the property. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to combine several small lots, as well as the vacated First Avenue NE, Jones Avenue NE and Harrison Street North rights-of-way into two lots. This plat will aid in cleaning up the legal description of this property. Proposed Lot 2 will not front a publically dedicated street, thus an appeal to the Aberdeen Board of Zoning Adjustment must be approved and an access easement recorded on the plat. Following discussion Jung moved and Papousek seconded to approve with the following stipulations: 1) The Board of Zoning Adjustment must approve the request to create a lot with 0’ of frontage, and 2) An access easement must be filed on Lot 1 of this plat. Upon roll call, all members voting aye, the motion carried.

- 3) A petition to rezone from (C-3) Central Business District to (R-3) High Density Residential District for property described as “Lot 10, Block 42, Second Addition to Aberdeen, located in the NW ¼ of Section 24, Township 123 North, Range 64 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 15 8th Avenue SE.) was submitted by Tim Martin. 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. Following discussion Papousek moved and Jung seconded to approve, all members voting aye, the motion carried.
- 4) A petition to rezone from (I-2) Unrestricted Industrial District to (R-2) Medium Density Residential District for property described as “Lot 2, Bakken First Subdivision, located in the NW ¼ of Section 18, Township 123 North, Range 63 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 921 1st Avenue NE.) was submitted by Reed D. Swenson and Gary & Amy Schauer. Reed Swenson and Al Burggaard were present to represent the property. Brett Bill stated that the petitioner is requesting this petition to rezone with the intention of moving a single family residence onto the property. The lot exceeds the minimum lot size requirements for the (R-2) Medium Density Residential District. Following discussion Papousek moved and Slight-Hansen seconded to approve, all members voting aye, the motion carried.
- 5) A preliminary and final plat described as “Jones Commercial Park Second Subdivision in the SE ¼ of Section 16, Township 123 North, Range 63 West of the 5th P.M., Brown County, South Dakota,” (a.k.a. 330 Enterprise Street) was submitted by Lucian Jones and Mary Winingham Jones. Mark Siebrecht was present to represent the property. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to create two lots for future commercial development. On June 11, 2009 the Aberdeen Board of Zoning Adjustment approved a special exception for a commercial warehouse on proposed Lot 3A. Following discussion Lien moved and Papousek seconded to approve, all members voting aye, the motion carried.
- 6) Permission to patch the roof of an apartment building and attached garage that are located within the (C-1) Neighborhood Commercial District, described as “Lots 8-9, Block 44 Thomas Addition and Lots 1-6, Block 2, Simmons First Addition, all located in the NW ¼ and SW ¼ of Section 24, Township 123 North, Range 64 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1216 and 1220 Main Street S.) was submitted by Jean Hurlbert. Brett Bill stated that the owner of the Dakota Farmer Apartment is requesting permission to patch the roof of the apartment as well as patch the roof of the attached garage. This is considered to be routine maintenance of the structure and will be completed in accordance with all historical requirements. Following discussion Papousek moved and Jung seconded to approve with the stipulation that a building permit be obtained to patch the roof of the apartment building and attached garage prior to work commencing. Upon roll call, all members voting aye, the motion carried.
- 7) A preliminary and final plat described as “North Main Fire Station No. 2 Subdivision in Aberdeen, South Dakota, located in the NW ¼ of Section 13, Township 123 North,

Range 64 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 604 Main Street N.) was submitted by the City of Aberdeen. Brett Bill stated that the City of Aberdeen is requesting this preliminary and final plat in order to clean up the legal description of the property with the intention of conveying the property to another party. Following discussion Jung moved and Papousek seconded to approve, all members voting aye, the motion carried.

Chairman Cunningham continued with other business as follows:

- 1) Brett Bill introduced Ryan Rivett as the newest member of the Commission. He was appointed to replace Clyde Arnold.
- 2) Brett Bill presented a plaque to Jennifer Slaight-Hansen recognizing her 4 years of service to this commission.

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

Submitted by,

Paula Nelson
Planning Commission Secretary