

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**October 20, 2009**

The City Planning Commission was called to order by Chairman Kerry Swingler. Members present at roll call were Kezar, Swingler, Cunningham, Lien, Papousek, and Rivett. Jung was absent. Also present were Brett Bill, Planning & Zoning Director, and Paula Nelson, Planning Commission Secretary.

Papousek moved and Cunningham seconded to approve the minutes of September 15, 2009, 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-3/R-4) Central Business District/Special Density Residential District to (R-3) High Density Residential District for property described as "The East 38' of the South 100', Lot 14, Block 40, Second Addition, located in the NW ¼ of Section 24, T123N-R64W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 105 7<sup>th</sup> Avenue SE) was submitted by Jan Selgeby and Pat Preston. 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 in order to convey the property to another party. The potential buyer's lending institution is requiring the rezoning in order to finance the purchase of the property. Following discussion Kezar moved and Cunningham seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as "Prairie Springs 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," (a.k.a. 1314 1<sup>st</sup> Avenue SE) was submitted by K.O. Lee Company. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to convey the property to another party for the construction of a 65 unit apartment building on proposed Lot 1. This property was rezoned to (R-3) High Density Residential District in October, 2008. Following discussion Papousek moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as "Premier Auto Addition to the City of Aberdeen, South Dakota, 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. 3 Kline Street South) was submitted by William & Waneta Curran and Mike & Belinda Jepsen. 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 conveying it to another party. Lonnie Anderson of Clark Engineering was present to represent the property. Following discussion Papousek moved and Cunningham seconded to approve, all members voting aye, the motion carried.
- 4) A preliminary and final plat described as "Kornmann Subdivision of Lot 2 in Kornmann - Ivey 1<sup>st</sup> Subdivision in Aberdeen, South Dakota, located in the SW ¼ of Section 12, T123N-

- R64W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1018 and 1022 5<sup>th</sup> Street North) was submitted by Charles and Caroline Kornmann. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to create two lots for a newly constructed duplex rental unit that was converted into a townhome. Several lot width and lot depth variances must be obtained from the Aberdeen Board of Zoning Adjustment, as well as 0’ setback variances for the shared common wall. An application for these variance requests will be on the November 12, 2009 Aberdeen Board of Zoning Adjustment agenda. Following discussion Cunningham moved and Kezar seconded to approve with the stipulation that variances for lot width and depth, as well as 0’ setback variances between structures are obtained from the Aberdeen Board of Zoning Adjustment prior to the plat being filed with the Brown County Register of Deeds. Upon roll call, all members voting aye, the motion carried.
- 5) Permission to remove two booths, extend the existing bar section and change the lettering on the existing free standing sign at a restaurant (Scotty’s) that is located in the (C-1) Neighborhood Commercial District at property described as “Lots 1-5, Block 31, Bennett and Thomas Addition, located in the NW 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. 719 North Main Street - Scotty’s Drive-In - Daddy’s Bar and Lounge) was submitted by Hayjon Inc. Brett Bill stated that the property owner is requesting permission to remove two booths, extend the existing bar section and change the lettering on the existing free standing sign at a restaurant that is located in the (C-1) Neighborhood Commercial District. The requesting project will be in harmony with the character of the surrounding neighborhood while also helping to sustain the stability of the structure within the neighborhood. Following discussion Cunningham moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 6) Permission to erect a 4’ x 8’ wall sign onto an existing structure that is located on a lot that is zoned (I-1) Industrial Park District at property described as “Lot 1, Aberdeen Development Corporation 1997-1 Subdivision, 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. 2907 Industrial Avenue) was submitted by Aberdeen Area Career Planning Center. Brett Bill stated that the petitioner is requesting to erect a 4’ x 8’ wall sign onto an existing structure that is located on a lot that is zoned (I-1) Industrial Park District. The proposed sign will be for New Tech, Inc. and will be attached to the building in order to provide greater visibility for the sign. Following discussion Cunningham moved and Papousek 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