

MINUTES
ABERDEEN CITY PLANNING COMMISSION
November 17, 2009

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

Papousek moved and Rivett seconded to approve the minutes of October 20, 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) Central Business District to (R-3) High Density Residential District for property described as “Lots 15 and 16, Block 40, Thomas Addition, located in the NW ¼ of Section 24, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 915 Main Street South) was submitted by Chris Sylte for SS Rentals. Brett Bill stated that the petitioner is requesting this petition to rezone in order to bring the property into compliance with the existing residential land use with the intention of starting a major remodeling project. Following discussion Papousek moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “Emerald Ridge Addition to the City of Aberdeen, South Dakota, located in the NW ¼ of Section 24, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 615 1st Street South and 20 7th Avenue SW) was submitted by Wagner Holdings, LLC. 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 conveying proposed Lot 2 to another party for the relocation of a residential structure. This preliminary and final plat was submitted in conjunction with a petition to rezone. Following discussion Rivett moved and Jung seconded to approve, all members voting aye, the motion carried.
- 3) 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 “Lot 2, Emerald Ridge Addition to the City of Aberdeen, South Dakota, located in the NW ¼ of Section 24, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 20 7th Avenue SW) was submitted by Todd Lamont and Ron Wagner. Brett Bill stated that the petitioners are requesting this petition to rezone with the intention of moving a residential structure onto the property. The proposed lot location for the residential structure is within an area that currently contains other residential uses. A preliminary and final plat was submitted in conjunction with this petition to rezone. Following discussion Papousek moved and Cunningham seconded to approve, all members voting aye, the motion carried.
- 4) A preliminary and final plat described as “Industrial Addition to the City of Aberdeen, Brown County, South Dakota, located in the NE ¼ of Section 23, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 601 and 603 9th Avenue SW and 1106 and 1120 5th Street South) was submitted by Jensen Rock & Sand, Jensen Properties, LLC, Loeb Investments, Inc., and Mardian Scrap Recycling. Brett Bill stated that the petitioners are

requesting this preliminary and final plat in order to create a lot (Lot 4) for the rail spur. In order to create the rail spur lot, several other lot lines had to be reconfigured to accommodate the proposed lot. Since proposed Lot 4 is so narrow, lot frontage variances along 9th Avenue SW and 5th Street South must be obtained from the Aberdeen Board of Zoning Adjustment prior to this plat being filed with the Brown County Register of Deeds. Following discussion Cunningham moved and Jung seconded to approve with the stipulation that lot frontage variances are obtained for Lot 4, 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 with Papousek abstaining, the motion carried.

- 5) A preliminary and final plat described as “Mehlhoff’s Fifteenth Addition to North Plains Subdivision to the City of Aberdeen, Brown County, South Dakota, located in the NW ¼ of Section 7, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1602 Werth Court and 1229 Thomas Drive) was submitted by North Plains Estates II, Inc. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to reconfigure lot lines to accommodate the construction of a single family residence on proposed Lot 2. Following discussion Papousek moved and Cunningham seconded to approve, all members voting aye, the motion carried.
- 6) A preliminary and final plat described as “Replat of Cambridge Second Addition to the City of Aberdeen, Brown County, South Dakota, located in the SW ¼ of Section 7, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1525 and 1527 8th Avenue NE) was submitted by Kenneth & Irene Hasvold, and Ronald & Patricia Fischer. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to expand proposed Lot A to accommodate future commercial development. Following discussion Cunningham moved and Jung seconded to approve, all members voting aye, the motion carried.
- 7) Permission to construct an interior process production room with a mezzanine within an existing business that is located in the (I-1) Industrial Park District at property described as “FMC O.L. 1, located in the SE ¼ of Section 8, Township 123 North, Range 63 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 3317 8th Avenue NE - BAE Systems) was submitted by BAE Systems. Brett Bill stated that BAE Systems is requesting permission to construct an interior process production room with a mezzanine within their facility, which is zoned (I-1) Industrial Park District. The request is part of an ongoing construction process that is required by the company in order to continue production of their products. Following discussion Rivett moved and Jung seconded to approve, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary