

MINUTES
ABERDEEN CITY PLANNING COMMISSION
January 15, 2008

The City Planning Commission was called to order by Chairman Rich Kezar. Members present at roll call were Arnold, Cunningham, Kezar, Jung, Mettler, and Slaughter-Hansen. Absent was Swinger. Also present were Brett Bill, Planning & Zoning Director, Ken Hubbard, Planner, Dwayne Schueller, GIS/Planning Technician, Stuart Nelson, Assistant City Engineer, and Paula Nelson, Planning Commission Secretary.

Mettler moved and Arnold seconded to approve the minutes of December 18, 2007, all members voting aye, the motion carried.

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

- 1) A vacation of right-of-way for property described as “That portion of 1st Avenue SE beginning 308’ west of the west boundary line of Elm Street South and extending west approximately 366’ to the east boundary of Moccasin Creek, located in the SE ¼ of Section 18, Township 123 North, Range 63 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” was submitted by Robert and Shirley Jacobs. Brett Bill stated that this portion of 1st Avenue SE is currently an unused right-of-way and the petitioner is requesting this vacation in order to replat the property for development of twin homes or condominiums. Following discussion Cunningham moved and Mettler seconded to approve with the understanding 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 vacation of right-of-way for property described as “That portion of Vivian Street S. right-of-way beginning 339.9’ north of the north boundary of 3rd Avenue SE and then going north approximately 339.9’ to the south boundary line of 1st Avenue SE, located in the SE ¼ of Section 18, Township 123 North, Range 63 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” was submitted by Robert and Shirley Jacobs. Brett Bill stated that this portion of Vivian Street South is currently an unused right-of-way and the petitioner is requesting this vacation in order to replat the property for development of twin homes or condominiums. Following discussion Arnold moved and Jung seconded to approve with the understanding 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.
- 3) A preliminary and final plat described as “Prairie’s Edge Section Addition to the City of Aberdeen, Brown County, South Dakota, located in the NW ¼ of Section 8, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” was submitted by Prairie’s Edge Development, L.L.C. Brett Bill stated that this petitioner is requesting this preliminary and final plat with the intention of replatting several lots back into larger blocks for tax purposes. Following discussion Mettler moved and Cunningham seconded

to approve, all members voting aye, the motion carried.

- 4) A petition to rezone from (R-3) High Density Residential District to (C-3/R-4) Central Business District/Special Density Residential District for property described as “Lots 3 and 4, Price’s Subdivision, located in the NW ¼ of Section 24, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” was submitted by Karla Stangl, Carlyle Mardian, Robert Hengel and Tom Hinz. Brett Bill stated that the petitioners are requesting this petition to rezone with the intention of combining these two lots with the two lots to the north in order to develop the property for a commercial use. These two lots do not meet the lot size requirement for the (C-3) Central Business District, thus the property must be replatted in order to create a larger lot. Following discussion Arnold moved and Jung seconded to approve with the stipulation that these two lots are platted together with the two lots to the north. Upon roll call, all members voting aye, the motion carried.
- 5) A petition to rezone from (C-2) Highway Commercial District and (A-1) Agricultural District to (C-2) Highway Commercial District for property described as “Lot 5, McIntyre’s Subdivision, located in the SW ¼ of Section 16, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” was submitted by Mark Wattier, Lucille Voigt, Eugene Welk, Carolyn Hess, Bryon Hilgemann, Kurtis Kolb, Eugene Millard, Patrick Omland, Marianne Voigt. Brett Bill stated that this property is currently split zoned between Highway Commercial District and Agricultural District. The petitioners are requesting this petition to rezone in order to have one zoning district on the property, (C-2) Highway Commercial District, with the intention of future commercial development. Following discussion Cunningham moved and Jung seconded, all members voting aye, the motion carried.
- 6) Tax Increment Finance District No. 9 described as “Lots 1 and 2, Lee Holgate Section Addition, located in the SW ¼ of Section 6, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” was submitted by JN Development, LLC. Brett Bill stated that the petitioners are requesting this Tax Increment Finance District for the purpose of paying for infrastructural improvements upon the site which will be developed in several phases. The first phase will include 80 lots. The lots will average 75’ x 150’ or 11,250 square feet. Each lot will have the required curb and gutter, street and sidewalk, along with sewer, water and all other city utilities. This TIF request has been previously reviewed by the City Finance Officer and has been given his conditional approval. The TIF #9 Project Plan Proposal appears to meet the requirements set forth by South Dakota Codified Law. Neil Bellikka and Attorney Dennis Maloney were present to represent the property. Stanley Altman, Al Waltman, Dennis Chasteen, Dennis Feickert, Jim Barringer, Eddie Rieger, Don Barton, Tony Schwan Sr., Dan Zumbaum, and Gene Cassels were present and participated in the discussion. Following discussion Mettler moved and Jung seconded to approve. Upon roll call Slaight-Hansen, Cunningham - nay, Kezar, Jung, Arnold, Mettler - aye (2-nay,4-aye), the motion carried.

- 7) Permission to erect signage and operate a message therapy business that is located in the (C-1) Neighborhood Commercial District for property described as “Lots 16, 17 and 18, Block 5, Hagerty and Lloyds Addition, located in the NE ¼ of Section 13, Township 123 North, Range 64 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” was submitted by Melissa Gehring. Brett Bill stated that the petitioner is requesting permission to erect signage and operate a message therapy business that is located in the (C-1) Neighborhood Commercial District. The petitioner is renting a suite in an existing building that houses several other businesses as well as a multi-family rental unit. Following discussion Cunningham moved and Arnold seconded to approve with the stipulation that sign permits are obtained prior to erecting the proposed signs. Upon roll call, all members voting aye, the motion carried.
- 8) Permission to remodel a bathroom and replace a window in a residence that is located in the (C-1) Neighborhood Commercial District for property described as “Lot 9, Block 23, Thomas Addition, located in the NE ¼ of Section 24, Township 123 North, Range 64 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” was submitted by William and Elizabeth Svenson. Brett Bill stated that the property owner is requesting permission to remodel a bathroom and replace a window in a residence that is located in an area that is zoned (C-1) Neighborhood Commercial District. Following discussion Jung moved and Cunningham seconded to approve, all members voting aye, the motion carried.
- 9) An amendment to Tax Increment Finance District No. 8 described as “Brown County Addition, located in the SE ¼ of Section 8, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” was submitted by Aberdeen Development Corporation. Attorney Dennis Maloney, Jim Barringer and Terry Helms were present to represent the property. Following discussion Arnold moved and Jung seconded to approve, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary