

MINUTES
ABERDEEN CITY PLANNING COMMISSION
February 19, 2008

The City Planning Commission was called to order by Chairman Rich Kezar. Members present at roll call were Swingler, Kezar, Mettler, Arnold, Cunningham, and Slight-Hansen. Absent was: Jung. Also present were Brett Bill, Planning & Zoning Director, Ken Hubbart, Planner, Mike Olson, Code Enforcement Officer, Chad Nilson, Building Inspector, and Paula Nelson, Planning Commission Secretary.

Arnold moved and Cunningham seconded to approve the minutes of January 15, 2008, all members voting aye, the motion carried.

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

- 1) A petition to rezone from (C-2) Highway Commercial District to (R-3) High Density Residential District for property described as Lot 1, Block 1, Pleasant Hill Addition, located in the NE ¼ of Section 23, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” was submitted by Bryan R. Gohn. Bryan Gohn was present to represent the property. 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, for the purpose of replacing the basement of an existing residence. Following discussion Slight-Hansen moved and Mettler seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “Avera-Land-O-Lakes Second Subdivision to the City of Aberdeen, in the SE ¼ of Section 13, T123N-R64W of the 5th P.M., Aberdeen, South Dakota,” was submitted by Avera-St. Lukes and Physicians Plaza. Bill Roth of Avera St. Lukes was present to represent the property. Brett Bill stated that the petitioners are requesting this preliminary and final plat, in order to reconfigure lot lines, for the purpose of providing parking areas for the adjacent medical facilities. Following discussion Swingler moved and Cunningham seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “Palm Garden Addition in Aberdeen, South Dakota, located in the NW ¼ of Section 24, T123N-R64W of the 5th P.M., Aberdeen, South Dakota,” was submitted by Carlyle Mardian. Francis Brink of Brink Engineering was present to represent the property. Brett Bill stated that the petitioner is requesting this preliminary and final plat, in order to plat four lots into one lot with the intention of developing the property for a restaurant. Rezoning for the south portion of the proposed lot was approved by the Aberdeen Planning Commission on January 15, 2008. Since the property is being platted into one lot and is no longer zoned for residential uses, it should be stipulated that all of the residences and accessory structures must be removed from the property by July 1, 2008. Following discussion Swingler moved and Cunningham

seconded to approve with the stipulation that all of the residences and accessory structures on the proposed lot are removed by July 1, 2008. Upon roll call, all members voting aye, the motion carried.

- 4) A preliminary and final plat described as “Mardian Scrap Recycling Addition to the City of Aberdeen, in the NE ¼ of Section 23, T123N-R64W of the 5th P.M., Brown County, South Dakota,” was submitted by Mardian Scrap Recycling, Inc. – Toby Shine, President. Brett Bill stated that the petitioner is requesting this preliminary and final plat, in order to clean up the legal description of a railroad right-of-way spur that is currently owned by Mardian Scrap Recycling, Inc. Following discussion Cunningham moved and Mettler seconded to approve, all members voting aye, the motion carried.
- 5) Permission to construct a 7,011 square foot building expansion with a 3,500 square foot mezzanine on the north side of the existing business that is zoned (I-1) Industrial Park District. Brett Bill stated that the property owner is requesting permission to construct a 7,011 square foot building expansion with a 3,500 square foot mezzanine on the north side of the existing industrial business. The existing structure and proposed expansion are both in line with the Aberdeen Regional Airport runway 17-35 approach surface, thus FAA Form 7460 must be filled out by the property owner, submitted to the Federal Aviation Administration and approved prior to construction of the expansion project. Following discussions Swingler moved and Arnold seconded to approve with the stipulation that an approved Federal Aviation Administration Form 7460 be obtained by the property owner. Upon roll call, all members voting aye with Kezar abstaining, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary