

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**March 18, 2008**

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

Swingler moved and Cunningham seconded to approve the minutes of February 19, 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 (R-2/R-4) Medium Density Residential District/Special Density Residential District and (C-2) Highway Commercial District to (C-2) Highway Commercial District for property described as “Lot 28, Rolling Hills Village Tenth Addition, located in the NW ¼ of Section 14, T123N-R64W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” was submitted by Rolling Hills Golf Development, LLC – Gary Dahme, Secretary/Treasurer. Brett Bill stated that the petitioner is requesting this petition to rezone in order to align the zoning with the proposed lot. Without the rezoning, the proposed lot would be split zoned with the majority of the lot being zoned (C-2) Highway Commercial District. This request is not considered spot zoning, since the property requested to be rezoned is adjacent to a highway commercial district to the North. This petition to rezone was submitted in conjunction with a preliminary and final plat. Following discussion Jung moved and Cunningham seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “Rolling Hills Village Tenth Addition to the City of Aberdeen, Brown County, South Dakota,” was submitted by Rolling Hills Golf Development, LLC. Jay Gellhaus, Attorney, was present to represent the property. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to subdivide several previously platted, large lots into smaller lots for residential development. A 10’ wide non-access easement has been placed upon this plat to aid in access management along State Highway #281 By-Pass. A completed petition to vacate that portion of West Palmer Circle from Stewart Drive to 8<sup>th</sup> Avenue NW must be submitted, approved and filed with the Brown County Register of Deeds prior to this preliminary and final plat being filed. Several lot width variances must also be obtained from the Aberdeen Board of Zoning Adjustment prior to this preliminary and final plat being filed. This plat was submitted in conjunction with a petition to rezone proposed Lot 28 to (C-2) Highway Commercial District. Following discussion Swingler moved and Jung seconded to approve with the following stipulations: 1) The vacation of West Palmer Circle must be approved and filed with the Brown County Register of Deeds prior to this preliminary and final plat being filed, and 2) Lot frontage width variances must be obtained, for Lots 32B, 36A, 36B,

37A, 37B and 40A, from the Aberdeen Board of Zoning Adjustment prior to this preliminary and final plat being filed with the Brown County Register of Deeds. Upon roll call, all members voting aye, the motion carried.

- 3) Tax Increment Finance District No. 10 was submitted by JN Development, LLC. Neil Bellikka and Dan Zumbaum were present to represent the property. Brett Bill stated that the petitioners are requesting this Tax Increment Finance District for the purpose of paying for the installation of road, curb and gutter in a proposed residential development consisting of 76 lots. The lots will average 75' x 150' or 11,250 square feet. Each lot will have the required curb, gutter, street, sidewalk and landscaping, along with sewer, water and all other city utilities. This TIF Project Plan has been previously reviewed by the City Finance Officer and had been given his conditional approval. The TIF #10 Project Plan proposal appears to meet the requirements set forth by South Dakota Codified Law. Stan Altman, Al Waltman, Jim Barringer of Aberdeen Development Corporation, and Julie Johnson were present and spoke on this proposed TIF. Following discussion Jung moved and Swingler seconded to approve. Upon roll call, Swingler, Jung, Slight-Hansen, Kezar - aye, and Cunningham - nay (4-aye,1-nay), the motion carried.
- 4) Tax Increment Finance District No. 11 was submitted by Rolling Hills Golf Development, LLC. Jay Gellhaus, Attorney, was present to represent the property. Brett Bill stated that the petitioners are requesting this Tax Increment Finance District for the purpose of paying for the installation of road, curb and gutter in a proposed residential development consisting of 55 lots. The lots will be developed for single family homes as well as town homes. Each lot will have the required curb, gutter, street, sidewalk and landscaping, along with sewer, water and all other city utilities. This TIF Project Plan has been previously reviewed by the City Finance Officer and has been given his conditional approval. The TIF #11 Project Plan proposal appears to meet the requirements set forth by South Dakota Codified Law. Stan Altman was present and spoke on this proposed TIF. Following discussion Jung moved and Swingler seconded to approve. Upon roll call, Swingler, Jung, Slight-Hansen, Kezar - aye, and Cunningham - nay (4-aye,1-nay), the motion carried.
- 5) A petition of voluntary annexation described as "Lot 1, Lakeside Estates First Addition in the west half of Section 26, T123N-R64W," was submitted by Robert Larson - Lakeside Estates. Brett Bill stated that the petitioner is requesting this voluntary annexation in order to hook up the City sewer system because the lagoon system that the park is currently using is starting to fail. The Police, Fire, Engineering, Public Works and Planning & Zoning Departments have all made comments that they are in favor of the annexation since most of these departments are already providing some form of City services to the area. Rollie Aman was present as a representative for Rural Fire Protection and Aberdeen Township and voiced their concerns about this proposed annexation. Following discussion Swingler moved and Cunningham seconded to approve with the understanding that the property will be brought into compliance with all City codes and ordinances. Upon roll call, all members voting aye, the motion carried.

- 6) Tax Increment Finance District No. 8 Amendment was submitted by Aberdeen Development Corporation. Jim Barringer of Aberdeen Development Corporation was present to represent the property. Brett Bill stated that petitioners are requesting this Amendment to the Tax Increment Finance District Number 8 Project Plan for the purpose of amending which State statutes the TIF request will fall under. The changes include new maps, new blight and financial reports, as well as changing the request from public works to land acquisition. This TIF request has been previously reviewed by the City Finance Officer and has been given his conditional approval. The Amendment to the TIF #8 Project Plan Proposal appears to meet the requirements set forth by South Dakota Codified Law. Following discussion Jung moved and Slight-Hansen seconded to approve, all members voting aye, the motion carried.
- 7) Vacation of right-of-way described as “West Palmer Circle,” was submitted by Rolling Hills Golf Development. Following discussion Swingler moved and Jung seconded to continue this item for one month. Upon roll call, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson  
Planning Commission Secretary