

MINUTES
ABERDEEN CITY PLANNING COMMISSION
June 17, 2008

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

Cunningham moved and Arnold seconded to approve the minutes of May 20, 2008, all members voting aye, the motion carried.

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

- 1) A preliminary and final plat described as "Ackerman's 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. 1011 8th Avenue SW) was submitted by Richard and Karen Ackerman. 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 future development. This proposed lot does not meet the minimum lot width of 50', thus a lot width variance must be obtained from the Aberdeen Board of Zoning Adjustment. Following discussion Swingler moved and Jung seconded to approve with the stipulation that a lot width variance is 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.
- 2) A petition to rezone from (C-3/R-4) Central Business District/Special Density Residential District to (R-3) High Density Residential District described as "The West ½ of Lot 8 and Lot 9, Block 35, Second Addition, located in the NW ¼ of Section 24, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 317 6th Avenue SW) was submitted by Peter and Tina Andrews. Brett Bill stated that the petitioners are 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. Following discussion Arnold moved and Cunningham seconded to approve, all members voting aye, the motion carried.
- 3) Tax Increment Finance District No. 12 Project Plan was submitted by North Plains Estates II, Inc. Lonnie Anderson and Attorney Jay Gellhaus were present to represent the property. Brett Bill stated that the petitioners are requesting this Tax Increment Finance District for the purpose of funding the installation of asphalt road, curb and gutter in a proposed residential development consisting of 32 lots. The lots will average 105' x 120' or 12,600 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 has been given his conditional

approval. The TIF #12 Project Plan proposal appears to meet the requirements set forth by South Dakota Codified Law. Al Waltman was present and voiced opposition to this plan. Following discussion Jung moved and Swingler seconded to approve. Upon roll call, Kezar, Arnold, Swingler, Jung - aye, Slight-Hansen, Cunningham - nay (4-aye,2-nay), the motion carried.

- 4) A petition to rezone from (C-2) Highway Commercial District to (C-2/HC) Highway Commercial District/HealthCare District for property described as "Lot 1, Mutual of Omaha 4th Addition to the City of Aberdeen, South Dakota; Lot 1, Mutual of Omaha 3rd Addition to the City of Aberdeen, South Dakota, all located in the SW ¼ of Section 17, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 2910 Milwaukee Avenue NE; 2905 3rd Avenue SE) was submitted by LADCO Properties XXVIII, LCC. Attorney Rob Ronayne was present to represent the property. Brett Bill stated that this property is currently zoned (C-2) Highway Commercial District and the petitioner is requesting this petition to rezone in order to include the (HC) Health Care District overlay with the intention of developing the property for health care uses. Health care uses are currently permitted within residential districts, so this overlay request is not considered to be out of place within or adjacent to residentially zoned areas. Following discussion Swingler moved and Arnold seconded to approve, all members voting aye, the motion carried. Upon roll call, all members voting aye, the motion carried.
- 5) A petition to rezone from (C-3/R-4) Central Business District/Special Density Residential District to (M) Municipal, State and County Use District for property described as "Lots 1-6, 9-12, North ½ of Lot 8, the East 67' of the South ½ of Lot 8 and the East 67' of Lot 7, Block 3 of the Original Plat of Aberdeen, South Dakota, located in the SW ¼ of Section 13, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 201, 211 and 217 South Lincoln Street; 109 and 115 3rd Avenue SE; and 202 South Washington Street) was submitted by the City of Aberdeen and the Knights of Columbus. Brett Bill stated that the City of Aberdeen is requesting this petition to rezone with the intention of constructing a new public safety facility and a public parking lot on the property. A vacation of right-of-way was submitted in conjunction with this petition to rezone and a preliminary and final plat will be submitted in the near future. Following discussion Jung moved and Slight-Hansen seconded to approve, all members voting aye with Cunningham abstaining, the motion carried.
- 6) A vacation of right-of-way for property described as the "The 16' alley right-of-way lying between 2nd Avenue SE and 3rd Avenue SE and between South Lincoln Street and South Washington Street in Block 3, Original Plat of the City of Aberdeen, South Dakota, all located in the SW ¼ of Section 13, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 201, 211 and 217 South Lincoln Street; 109 and 115 3rd Avenue SE; and 202 South Washington Street) was submitted by the City of Aberdeen and the Knights of Columbus. Brett Bill stated that the City of Aberdeen is requesting to vacate a 16' x 300' alley with the intention of adding it back into the adjacent properties, for the purpose of constructing a new public safety building and a public parking lot. A

petition to rezone was submitted in conjunction with this vacation of right-of-way request and a preliminary and final plat will be submitted in the near future. Following discussion Swingler moved and Jung seconded to approve with Cunningham abstaining, the motion carried.

- 7) A preliminary and final plat described as “Rolling Hills Village Eleventh Addition to the City of Aberdeen, Brown County, South Dakota, located in the NW ¼ of Section 14, Township 123 North, Range 64 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1707, 1708, 1713, and 1714 Nicklaus Drive) was submitted by Rolling Hills Golf Development, LLC. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to reconfigure lot lines to accommodate residential construction. Lot width variances must also be obtained from the Aberdeen Board of Zoning Adjustment prior to this preliminary and final plat being filed. Following discussion Cunningham moved and Jung seconded to approve, all members voting aye, the motion carried.
- 8) A preliminary and final plat described as “Meadows on Dakota Subdivision in the SW ¼ of Section 6, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. Approximately 1/8th mile North of the intersection of Dakota Street North and 24th Avenue NE (Fairgrounds Road). Dan Zumbaum was present to represent the property. Brett Bill stated that the petitioner is requesting this preliminary and final with the intention of creating 38 lots for residential development. This preliminary and final plat is the southern portion of phase 1 of Tax Increment Finance District No. 10, which was approved by the Aberdeen City Council on May 12, 2008. Following discussion Jung moved and Arnold seconded to approve, all members voting aye, the motion carried.
- 9) A preliminary and final plat described as “HAPI Infill Second Addition to the City of Aberdeen in the NE ¼ of Section 23, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 702 11th Street South) was submitted by Homes Are Possible, Inc. 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 placing a new single family residence on the lot. On June 12, 2008, the Aberdeen Board of Zoning Adjustment granted a lot depth variance for this proposed lot, as well as a building setback variance for the proposed residence. Following discussion Cunningham moved and Arnold seconded to approve, all members voting aye with Jung & Slight-Hansen abstaining, the motion carried.
- 10) Permission to construct a dental clinic in the (C-1) Neighborhood Commercial District at property located 411 Harrison Street South – 1 block North of Arby’s Restaurant was submitted by Jason Grebner, DDS. Jason Grebner and Richard Grebner were present to represent the property. Brett Bill stated that the property owner is requesting permission to construct a dental clinic. The new clinic will be landscaped and be in harmony with the character of the surrounding neighborhood while also helping to sustain desirability and stability of the neighborhood. Following discussion Jung moved and Arnold seconded to

approve, all members voting aye, the motion carried.

Brett Bill presented a plaque to Rich Kezar thanking him for his 10 years of service.

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

Submitted by,

Paula Nelson
Planning Commission Secretary