

MINUTES
ABERDEEN CITY PLANNING COMMISSION
July 15, 2008

The City Planning Commission was called to order by Acting Chairman Scott Cunningham. Members present at roll call were Arnold, Jung, Swingler, Cunningham, Lien, and Slight-Hansen. Also present were Brett Bill, Planning & Zoning Director, Ken Hubbart, Planner, Chad Nilson, Building Inspector, and Paula Nelson, Planning Commission Secretary.

Swingler moved and Jung seconded to approve the minutes of June 17, 2008, all members voting aye, the motion carried.

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

- 1) A petition to rezone from (C-1/R-4) Neighborhood Commercial District/Special Density Residential District to (R-3/R-4) High Density Residential District/Special Density Residential District for property described as “Lot 10, Block 10, Thomas Addition, located in the NE ¼ of Section 24, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1111 South Kline Street) was submitted by Jerad Carroll. 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 in order to construct a new garage on the property. Following discussion Swingler moved and Arnold seconded to approve, 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 for property described as “Lot 2, Diver’s Third Rearrangement of Lots 7-9, Block 21, First Addition, located in the SW ¼ of Section 13, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 320 4th Avenue SW) was submitted by Ralph and Eunice Stevens. 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 Slight-Hansen moved and Jung seconded to approve, all members voting aye, the motion carried.
- 3) A petition to rezone from (C-2) Highway Commercial District to (R-3) High Density Residential District for property described as “Lots 9, 10, 11, 12, 13; and Lot 16 and the South 5’10” of Lot 17; and N. 34’2” of Lot 17 and South 11’ of Lot 18; and North 31’ of Lot 18 and South 19’ of Lot 19, all located in Block 2, Garden Park Addition, NE ¼ of Section 23, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 608, 610, 612, 614 and 626 9th Street South; and 617, 619 and 621 10th Street South) was submitted by David and Tracy Nash; Marilyn VanBeek; William and Joy Schwan; Marian Gallipo; Vicky Baumiller; Chad Petrich; Scott Lorensberg; Stacey Gruenstein. Brett Bill stated that the petitioners are requesting this petition to rezone with the intention of bringing their properties into compliance with the existing residential land uses. Following discussion Arnold moved and Jung seconded to approve, all members voting aye, the motion carried.

- 4) A preliminary and final plat described as “Barnes 1st Consolidation Subdivision in Aberdeen, South Dakota, located in the SW ¼ of Section 6, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1217 and 1219 24th Avenue NE – Fairgrounds Road) was submitted by Wylie and Jennifer Barnes. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to combine four lots into one with the intention of constructing an accessory structure on the property. A petition to rezone the property to (R-2) Medium Density Residential District was approved by the Aberdeen Planning Commission on May 20, 2008 and by the City Council on June 2, 2008. Following discussion Cunningham moved and Swingler seconded to approve, all members voting aye, the motion carried.
- 5) A preliminary and final plat described as “Lamont Seventh Addition to Aberdeen in the NE ¼ of Section 20, T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 804 and 908 Lamont Street; 7th Avenue SE – North and West of the Holiday Inn Express) was submitted by Stiles and Byron, A Partnership – William S. Lamont, Managing Partner and Lamont Enterprises, Limited Partnership – Jeffrey G. Lamont, President. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to create three lots for future commercial development. Public right-of-way (10th Avenue SE and 7th Avenue SE) must be extended to the West in order to provide for future street network and to accommodate traffic flow around the proposed lots. Following discussion Swingler moved and Lien seconded to approve with the stipulation that 7th Avenue SE and 10th Avenue SE are extended to the West edge of proposed Lot 1 and proposed Lot 3 respectively. Upon roll call, all members voting aye, the motion carried.
- 6) A preliminary and final plat described as “Park Ridge Estates Third Addition to Aberdeen in the NE ¼ of Section 10, T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1801 19th Street North) was submitted by Park Ridge Estates – Raphael Mack, President. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to convey the property to another party for future residential development. Following discussion Arnold moved and Jung seconded to approve, all members voting aye, the motion carried.
- 7) A preliminary and final plat described as “K.O. Lee Plant First Addition to Aberdeen in the SW ¼ of Section 18, T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1010, 1110 and 1314 1st Avenue SE; 202 and 208 Boyd Street South) was submitted by K.O. Lee Company. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to convey the property to other parties for future development. The layout of proposed Lot 3 includes a split zoning of the lot, with the majority of the lot being zoned (R-3) High Density Residential District and the rest zoned (I-2) Unrestricted Industrial District. Since the majority of proposed Lot 3 is adjacent to a residential district that has been developed for residential uses, the Planning and Zoning Department would like to see all of proposed Lot 3 rezoned to (R-3) High Density Residential District and not (I-2) Unrestricted Industrial District. A petition to rezone proposed Lot 3 must be submitted to the Planning and Zoning Department prior to the plat being filed with the Brown County Register of Deeds. On May 20, 2008 a request was made to vacate an alley right-of-way within proposed

Lot 2. The vacation request was approved by the Aberdeen Planning Commission and the City Council with the stipulation that a 16' wide easement be created for a City water line that is currently in place within the alley right-of-way. The required easement isn't indicated on the plat within proposed Lot 2, thus it must be placed on the plat prior to it being filed with the Brown County Register of Deeds. Following discussion Jung moved and Arnold seconded to approve with the following stipulations: 1) Proposed Lot 3 must be rezoned for one zoning district and not split zoned with two zoning districts and 2) A 16' wide easement must be placed on the plat for the City water line that enters proposed Lot 2 from 3rd Avenue SE. This easement was a requirement for the vacation of the alley. Upon roll call, all members voting aye, the motion carried.

- 8) Permission to reside and reshingle a business that is located in the (C-1) Neighborhood Commercial District for property described as "South ½ of Lot 6 and the South 2'3" Lot 1, Anna Kavens Subdivision of Lot 6, Block 35, Thomas Addition, located in the NW ¼ of Section 24, Township 123 North, Range 64 West of the 5th P.M., Aberdeen, Brown County, South Dakota," was submitted by Tim Pierson. Brett Bill stated that the new owner of this business is requesting permission to reside and reshingle the exterior of the business. The business is located within the (C-1) Neighborhood Commercial District, thus approval for the project must be obtained from the Planning Commission. A building permit is required to reside and/or reshingle any structure within Aberdeen. Following discussion Swingler moved and Jung seconded to approve with the stipulation that a building permit is obtained prior to work commencing. Upon roll call, all members voting aye, the motion carried.

Brett Bill continued with election of a Chairman. Swingler opened nominations by nominating Scott Cunningham for Chairman. Jung seconded Swingler's nomination. Slight-Hansen moved and Jung seconded that nominations cease. All members voting aye to cease nominations, the motion carried. There being no further nominations for Chairman, all members voting aye to elect Cunningham as Chairman, the motion carried.

Jung opened nominations by nominating Jennifer Slight-Hansen for Vice-Chairman. Arnold seconded Jung's nomination. Jung moved and Swingler seconded that nominations cease. All members voting aye to cease nominations, the motion carried. There being no further nominations for Vice-Chairman, all members voting aye to elect Slight-Hansen as Vice-Chairman, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary