

MINUTES
ABERDEEN CITY PLANNING COMMISSION
August 19, 2008

The City Planning Commission was called to order by Chairman Scott Cunningham. Members present at roll call were Swingler, Lien, Slight-Hansen, Cunningham, and Jung. Also present were Brett Bill, Planning & Zoning Director, Ken Hubbart, Planner, Brad Gardner, Building Inspector, Stuart Nelson, Assistant City Engineer, and Dwayne Schueller, GIS/Planning Technician.

Jung moved and Swingler seconded to approve the minutes of July 15, 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 (A-1) Agricultural District to (R-2) Medium Density Residential District for property described as “Lot 1 and 28, Gugel’s Second Subdivision in the SW ¼ of Section 6, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1205 24th Avenue NE and 1204 25th Avenue NE) was submitted by Tim Harms. Brett Bill stated that the petitioner is requesting this petition to rezone with the intention of bringing all of the described property into compliance with the existing residential land use. Following discussion Swingler moved and Jung seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “Regehr and Schwandt First Addition to the City of Aberdeen in the SW ¼ of Section 12, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 10 8th Avenue NW and 805 North Main Street) was submitted by Beverly Schwandt, Darren D. Regehr and Joyce Regehr. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to reconfigure lot lines for the purpose of constructing a detached garage. Following discussion Jung moved and Lien seconded to approve with the stipulation that lot frontage variances are obtained from the Aberdeen Board of Zoning Adjustment. Upon roll call, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “Kornmann - Ivey 1st Subdivision in Aberdeen, South Dakota, located in the SW ¼ of Section 12, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1023 4th Street North) was submitted by Ivey and Kornmann Partnership. Following discussion Jung moved and Slight-Hansen seconded to approve, all members voting aye, the motion carried.
- 4) A preliminary and final plat described as “Stevens’ Second Addition to the City of Aberdeen, Brown County, South Dakota, located in the NW ¼ of Section 19, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1112 Aldrich Street South) was submitted by Travis Stevens and Terrance Stevens. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to clean up the legal description of the property with the intention of developing the proposed lot for a residential use. Following discussion Swingler moved and Jung seconded to approve, all members voting aye, the motion carried.
- 5) Permission to install a chain link fence along the south side of the property and re-sheetrock the basement of a structure that is located in the (C-1) Neighborhood Commercial District for

property described as “Lot 6, Block 15 Sullivan and Easton Addition, located in the SW ¼ of Section 12, Township 123 North, Range 64 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 801 North 1st Street) was submitted by Steven J. Nemmers. Brett Bill stated that the property owner is requesting permission to install a chain link fence on the south side of the property and re-sheetrock will help the structure maintain value and continue to benefit the neighborhood. Following discussion Jung moved and Slight-Hansen seconded to approve, all members voting aye, the motion carried.

- 6) Permission to erect a monopole cellular phone tower on a lot that is zoned (I-1) Industrial Park District for property described as “Lot 1, Safeguard/ADC Subdivision, located in the NE ¼ of Section 17, Township 123 North, Range 63 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 2830 Industrial Avenue) was submitted by the Aberdeen Development Corporation and Verizon Wireless. Rob Vierra of Verizon was present to represent the property and stated that they will file the FAA 7460 form. Brett Bill stated that the Aberdeen Development Corporation and Verizon Wireless are requesting permission to erect a monopole cellular phone tower on a lot, within the Industrial Park, that is zoned (I-1) Industrial Park District. The proposed tower must be granted a special exception by the Aberdeen Board of Zoning Adjustment and a Form 7460 must be approved by the FAA prior to obtaining a permit. The special exception request was approved by the Aberdeen Board of Zoning Adjustment at their meeting on August 14, 2008. Following discussion Swingler moved and Jung seconded to approve, all members voting aye, the motion carried.
- 7) Permission to construct a decorative wall, meandering sidewalk, patio and rock wall/fence for a business that is located in the (C-1) Neighborhood Commercial District. Tim Pierson and Derek Harwood of Parkview Nursery were present to represent the property. Brett Bill stated that the owner of Mugs, The Coffee House is requesting permission to construct a decorative wall, meandering sidewalk and patio within the 12th Avenue NE right-of-way. Permission is also being requested to construct a rock wall/fence along the north lot line. The business is located within the (C-1) Neighborhood Commercial District, thus approval for the projects must be obtained from the Planning Commission. The Planning Commission, however, does not have the authority to approve any type of construction within the public right-of-way, thus the majority of this request must be made to the Aberdeen City Council in the form of an easement request. Following discussion Swingler moved and Lien seconded to approve with the stipulation that a permit is obtained prior to the rock wall/fence being constructed. Upon roll call, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary