

MINUTES
ABERDEEN CITY PLANNING COMMISSION
September 16, 2008

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

Swingler moved and Arnold seconded to approve the minutes of August 19, 2008, all members voting aye, the motion carried.

There being no old business Acting Chairman Slight-Hansen began with new business as follows:

- 1) A petition to rezone from (I-2) Unrestricted Industrial District and (R-3) High Density Residential District to (R-3) High Density Residential District for property described as "Lot 3, K.O. Lee Plant first Addition to Aberdeen, located in the SW ¼ of Section 8, Township 123 North, Range 63 West of the 5th P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 1314 First Avenue SE) was submitted by K.O. Lee Company. Brett Bill stated that this property is currently split zoned between High Density Residential District and Unrestricted Industrial District. The petitioner is requesting this petition to rezone in order to have one zoning district on the property, (R-3) High Density Residential District, with the intention of conveying the property to another party for residential development. On July 15, 2008 the Aberdeen Planning Commission approved the plat for this property with the stipulation that Lot 3 is rezoned to remove the split zoning on that particular lot. Dave Weber of 7 South Boyd Street was present to ask questions. Following discussion Arnold moved and Lien seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as "Dean Addition to the City of Aberdeen, South Dakota, located in the NE ¼ of Section 19, Township 123 North, Range 63 West of the 5th P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 2310, 2324 Prospect Ave SE and 904 Roosevelt Street S) was submitted by Ken Dean, Laura Dean, Ralph Stevens and Eunice Stevens. Brett Bill stated that the petitioners are requesting this preliminary and final plat with the intention of reconfiguring lot lines in order to accommodate further development on the properties. Following discussion Swingler moved and Arnold seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as "Professional Group's Third Subdivision in Aberdeen, South Dakota, 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. 310 8th Avenue NW and 307 10th Avenue NE) was submitted by North Lot LLC and Ophthalmic Associates, LLC. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to subdivide one lot into two with the intention of constructing a medical clinic on proposed Lot 1. A shared property line setback variance request and a building setback variance request for the proposed construction on Lot 1, were approved by the Board of Zoning Adjustment on September 11, 2008. Following discussion Swingler moved and Arnold seconded to approve, all members voting aye, the motion carried.

- 4) A preliminary and final plat described as “McDowell Paramount Second Addition to the City of Aberdeen, Brown County, South Dakota, located in the SW ¼ of Section 17, Township 123 North, Range 63 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 2722 and 2820 3rd Avenue SE) was submitted by Paramount Estates II, LLC. Ryan Rivett was present to represent the property. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to reconfigure lot lines with the intention of constructing an apartment building on each of the proposed lots. Variance requests for lot area, unit density and building height, for the proposed apartment construction on Lot 1, were approved by the Board of Zoning Adjustment on September 11, 2008. Following discussion Arnold moved and Lien seconded to approve, all members voting aye, the motion carried.
- 5) A preliminary and final plat described as “Dell Fairgrounds Road Addition in the SW ¼ of Section 6, Township 123 North, Range 63 West of the 5th P.M., City of Aberdeen, Brown County, South Dakota,” (a.k.a. 1015 24th Avenue SE) was submitted by Kevin and Susan Dell. Brett Bill stated that the petitioners are requesting this preliminary and final plat with the intention of reconfiguring lot lines in order to clean up the legal description of the property and to accommodate future development. A petition to rezone this property to (R-2) Medium Density Residential District was approved by the Aberdeen Planning Commission on May 20, 2008. Following discussion Swingler moved and Arnold seconded to approve, all members voting aye, the motion carried.
- 6) Permission to reroof a canopy at a restaurant (Scotty’s) that is located in the (C-1) Neighborhood Commercial District for property described as “Lots 1-5, Block 31, Bennett and Thomas Addition, located in the NW ¼ of Section 13, Township 123 North, Range 64 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 719 North Main Street - Scotty’s Drive-In) was submitted by Pat Rohl. Brett Bill stated that the property owner is requesting permission to reroof a canopy at a restaurant that is located in the (C-1) Neighborhood Commercial District. The requested project will be in harmony with the character of the surrounding neighborhood while also helping to sustain the desirability and stability of the structure within the neighborhood. Following discussion Swingler moved and Lien seconded to approve, all members voting aye, the motion carried.
- 7) Permission to replace front steps for a residence that is located in the (C-1) Neighborhood Commercial District for property described as “Lot 8, Block 10, Thomas Addition, located in the NE ¼ of Section 24, Township 123 North, Range 64 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1119 South Kline Street) was submitted by Sara Blair. Brett Bill stated that the property owner is requesting permission to replace front steps for a residence that is located in an area that is zoned (C-1) Neighborhood Commercial District. Staff is of the belief, that since this property is used for residential purposes, it should be zoned for residential uses and not commercial uses. It is from this belief that the stipulation to rezone to (R-3/R-4) High Density Residential District/Special Density Residential District arose. Now is the perfect time to bring the zoning of the property into compliance with its residential use. Two building setback variance requests for this property were approved by the Aberdeen Board of Zoning Adjustment on September 11, 2008. Following discussion Swingler moved and Arnold seconded to approve with the stipulation that the property is rezoned to (R-3/R-4) High Density Residential District/Special Density Residential District. Upon roll call, all members voting aye, the motion carried.

- 8) A preliminary and final plat described as “Lamont Eighth Addition to Aberdeen, located in the NE ¼ of Section 20, T123N-R63W of the 5th P.M., Brown County, South Dakota,” 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 six lots for future commercial development. A proposed street layout will be required to be submitted, for approval, to the Planning and Zoning Department prior to any further development in this area. The continued development of this area without a proper street design layout would impede traffic flow and create problems for existing and future businesses. Following discussion Arnold moved and Lien seconded to approve all members voting aye, the motion carried.

- 9) Permission to erect a 7' x 7', lighted, free standing business identification sign for an existing business that is zoned (I-1) Industrial Park District for property described as “NW ¼ of Section 16, Township 123 North, Range 63 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” was submitted by 3-M Aberdeen Facility. Rich Kezar was present to represent the property. Brett Bill stated that the property owner is requesting permission to erect a 7' x 7', lighted, free standing business identification sign for an existing industrial business. The sign will be landscaped in order to better fit in with the surrounding green space and the other on site vegetative material. Following discussion Swingler moved and Arnold seconded to approve, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary