

MINUTES
ABERDEEN CITY PLANNING COMMISSION
October 21, 2008

The City Planning Commission was called to order by Chairman Scott Cunningham. Members present at roll call were Swingler, Cunningham, Slight-Hansen and Lien. Jung and Arnold were absent. Also present were Brett Bill, Planning & Zoning Director and Stuart Nelson, Assistant City Engineer.

Lien moved and Slight-Hansen seconded to approve the minutes of September 16, 2008, all members voting aye, the motion carried.

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

- 1) A preliminary and final plat described as “Haug and King First Addition to the City of Aberdeen, South Dakota, located in the NW ¼ of Section 24, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 307, 311 and 317 9th Avenue SW) was submitted by Steven J. King and Loren & Beverly Haug. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to reconfigure lot lines, for the purpose of cleaning up the legal description of the properties. Following discussion Swingler moved and Lien seconded to approve, all members voting aye, the motion carried.
- 2) A petition to rezone from (A-1) Agricultural District to (R-2) Medium Density Residential District for property described as “Lots 3, 4 and 5, 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. 1211, 1213 and 1215 24th Avenue NE) was submitted by Pamela Catlette, Sharmie Jensen and Don Thayer. Brett Bill stated that the petitioners are 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 Slight-Hansen seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “Menards Americinn Second Subdivision in the SE ¼ of Section 17, T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. Directly North of the Menards Store) was submitted by Aberdeen Ventures, L.L.C. and Menard Inc. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to convey property to another party. This plat is intended to rearrange lot lines to accommodate a future business expansion and parking. Following discussion Slight-Hansen and Lien seconded to approve, all members voting aye, the motion carried.
- 4) A preliminary and final plat described as “Harr Motors Subdivision in the SW ¼ of Section 16, T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 4255 6th Avenue SE - Harr Motors) was submitted by James and Barbara Harr. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to combine several lots into one with the intention of rearranging lot lines to accommodate future business expansion and parking. On May 8, 2008 the Aberdeen Board of Adjustment approved a special exception request for the open storage of vehicles on the south-east portion of this proposed lot. The

Board of Zoning Adjustment stipulated that this portion of property be platted into Lot 3 of McIntyre's Subdivision in order to create one lot of record for the new auto sales business. Following discussion Swingler moved and Slaughter-Hansen seconded to approve, all members voting aye, the motion carried.

- 5) A preliminary and final plat described as "Park Ridge Estates Fourth 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 G & M Development, Inc., Mark and Pamela Lane, Brian and Shelley Fischbach, Mark & Dawn Vaux, Robert and Doreen Porter, Craig and Michelle Wells, and Robin Matushin. Brett Bill stated that this item has been withdrawn. No action taken.
- 6) Tax Increment Finance District No. 13 Project Plan was submitted by G & M Development, Inc. Brett Bill stated that this item has been withdrawn. No action taken.
- 7) Permission to erect a free standing sign for a business that is located in the (C-1) Neighborhood Commercial District located at 1124 South Washington Street - Mugs, The Coffee House, was submitted by Tim Pierson. Tim Pierson was present to represent the property. Brett Bill stated that the new owner of this business is requesting permission to erect a new free standing sign to reflect the business's new name. The business is located within the (C-1) Neighborhood Commercial District, thus approval for the project must be obtained from the Planning Commission. Following discussion Swingler moved and Lien seconded to approve with the stipulation that all sign ordinance requirements are met and that a sign permit is obtained prior to work commencing. Upon roll call, all members voting aye, the motion carried.
- 8) A vacation of right-of-way described as "The East/West alley adjacent to Lots 1, 2, 3, 4, 9, 10, 11, 12, Block 19, Highland Park Addition and Lots 1 and 2, Railroad Subdivision of Block 19, Highland Park Addition, all located in the NW ¼ of Section 23, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 804 and 816 13th Street South; 1315 and 1319 8th Avenue SW; 1310 9th Avenue SW; 813 14th Street South) was submitted by Paula Nelson, Homes are Possible, Inc., Steven Lust, Bobby Kindle, and the City of Aberdeen. Brett Bill stated that the petitioners are requesting to vacate this alley right-of-way in order to add this unused portion of right-of-way into the adjacent properties. Following discussion Lien moved and Swingler seconded to approve with the understanding that all rights have been reserved for any utilities that are currently located within the right-of-way. Upon roll call, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary