

MINUTES
ABERDEEN CITY PLANNING COMMISSION
November 18, 2008

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

Jung moved and Slight-Hansen seconded to approve the minutes of October 21, 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 “Central Storage Second Addition to the City of Aberdeen, South Dakota, located in the SE ¼ of Section 13, Township 123 North, Range 64 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” was submitted by Central Storage of Aberdeen, Inc. and Cynthia K. Schwan. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to add 33’ of previously vacated right-of-way onto an existing lot. This plat will aid in cleaning up the legal description of this property. Following discussion Arnold moved and Jung seconded to approve, all members voting aye, the motion carried.
- 2) A petition to rezone from (C-1/R-4) Neighborhood Commercial District/High Density Residential District to (R-3/R-4) High Density Residential District/Special Density Residential District for property described as “Lot 8, Block 10, Thomas Addition, located in the NE ¼ of Section 24, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” was submitted by Sara Christensen Blair. 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. This request was initiated by the Aberdeen Board of Zoning Adjustment, on September 11, 2008, when a stipulation to rezone was placed upon the approval of a residential variance request. Following discussion Arnold moved and Jung seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “Melvin Imbery Replat of Lot 1, Block 3, D & G Tenth Subdivision in Roosevelt Crystals Subdivision in 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,” was submitted by Melvin & Betty Imbery. Melvin Imbery was present to represent the property. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to subdivide a residential lot into two lots with the intention of constructing a twin home on both lots. An application for setback variances for the common wall of the twin home has been

submitted to the Aberdeen Planning and Zoning Department and will be on the agenda for the November 13, 2008, Board of Zoning Adjustment agenda. 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 “Aberdeen Christian School Subdivision in the SE ¼ of Section 23, Township 123 North, Range 64 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” was submitted by Ka P. Squire, Jr. and Sarah Squire. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to convey proposed Lot 1 to the Aberdeen Christian School for future development. The annexation of this property was approved by Aberdeen City Council on November 10, 2008. Following discussion Slight-Hansen moved and Arnold 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, Township 123 North, Range 64 West of the 5th P.M., Brown County, South Dakota,” was submitted by G & M Development, Inc.; Mark and Pamela Lane; Brian and Shelley Fischbach; Mark and Dawn Vaux; Robert, Jr. and Doreen Porter; Craig and Michelle Wells; and Robin Matushin. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to increase the square footage of 6 existing lots with the intention of maintaining an existing shelter belt. Following discussion Jung moved and Slight-Hansen seconded to approve, all members voting aye, the motion carried.
- 6) Permission to construct a 6’ x 7’ air compressor enclosure on a lot that is zoned (I-1) Industrial Park District for property described as “Lot 1, Bellikka’s Prairie Tool Addition, located in the NE ¼ of Section 17, Township 123 North, Range 63 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” was submitted by Prairie Tool Company – Neil Bellikka. Brett Bill stated that Prairie Tool Company is requesting permission to construct a 6’ x 7’ air compressor enclosure on a lot, within the Industrial Park, that is zoned (I-1) Industrial Park District. The existing structure on the lot must be granted a building setback variance by the Aberdeen Board of Zoning Adjustment prior to obtaining a building permit for the air compressor enclosure. The variance request was on the November 13, 2008 Aberdeen Board of Zoning Adjustment and was approved. Following discussion Arnold moved and Jung seconded to approve with the stipulation that a building permit be obtained prior to construction. Upon roll call, all members voting aye, the motion carried.
- 7) Permission to relocate an existing free standing business identification sign on a lot that is zoned (I-1) Industrial Park District for property described as “Lot 2, Midstates Printing/ADC Subdivision in Aberdeen Industrial Park – East Addition, located in the NE ¼ of Section 16, Township 123 North, Range 63 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” was submitted by Midstates Printing, Inc. Brett Bill stated that Midstates Printing, Inc. is requesting permission to relocate an existing free standing

business identification sign on a lot, within the Industrial Park, that is zoned (I-1) Industrial Park District. The existing sign is being relocated to an area that is being landscaped to provide better visibility and aesthetics than the sign had in its present location. Following discussion Jung moved and Slight-Hansen seconded to approve with the stipulation that a sign permit be obtained prior to the sign being moved. Upon roll call, all members voting aye, 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