

MINUTES
ABERDEEN CITY PLANNING COMMISSION
October 19, 2010

The City Planning Commission was called to order by Acting Chairman Rich Kezar. Members present at roll call were Kezar, Woodward, Johnson, and Lien. Absent were Rivett, Papousek, and Jung. Also present were Brett Bill, Planning & Zoning Director, Ken Hubbart, City Planner, Ken Van Dyne, City Planner, and Paula Nelson, Planning Commission Secretary.

Woodward moved and Lien seconded to approve the minutes of September 21, 2010, all members voting aye, the motion carried.

There being no old business Acting Chairman Kezar 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 1, Aberdeen Public Schools First Addition to Aberdeen in the NE ¼ of Section 23, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 911 8th Street South) was submitted by the Aberdeen School District No. 6-1. Ken Hubbart stated that the petitioner is requesting this petition to rezone in order to consolidate the zoning of the property. The property is currently split zoned between (I-2) Unrestricted Industrial District and (R-3) High Density Residential District. This petition to rezone was submitted in conjunction with a preliminary and final plat that was approved at the September 21, 2010 meeting of the Aberdeen City Planning Commission. Following discussion Johnson moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 2) A petition to rezone from (R-2) Medium Density Residential District to (C-2) Highway Commercial District for property described as “Lots 2&3, Skywag Addition to Aberdeen in the SW ¼ of Section 11, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1121 and 1221 Olive Drive North) was submitted by Wagner Holdings, LLC. Ken Hubbart stated that these parcels were rezoned from (C-2) Highway Commercial District to (R-2) Medium Density Residential District in 2007 in preparation for potential residential development. The petitioner is requesting this petition to rezone to (C-2) Highway Commercial District in order to reuse the property and existing structures for commercial use. Following discussion Lien moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 3) A vacation of right-of-way for property described as “The West 18’ of Jay Street Public Right-of-Way between First Avenue SE and the alley adjacent to the 224 First Avenue SE,” (a.k.a. 224 First Avenue SE) was submitted by Paris Briscoe and Dakota Equity Group, LLC. Ken Hubbart stated that the petitioner is requesting this petition to vacate the west 18’ of public right-of-way in order to add the vacated right-of-way into the adjacent property for development purposes. City utilities are located within this right-of-way and an easement shall be required to access the existing utilities. Following discussion Johnson moved and Lien seconded to approve with the stipulations that an easement is filed to provide access to public utilities and that the vacated right-of-way is platted into the adjacent property prior to any construction. Upon roll call, all members voting aye, the motion carried.

- 4) A preliminary and final plat described as “Plat of HAPI 2010-1 Subdivision in the NW ¼ of Section 24, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 114 Ninth Avenue SW) was submitted by Homes Are Possible, Inc. Francis Brink of Brink Engineering was present to represent the property. Ken Hubbard stated that the petitioner is requesting this preliminary and final plat in order to clarify the legal description with the intent of constructing a new residence on this parcel. Upon roll call, all members voting aye, the motion carried.
- 5) A preliminary and final plat described as “Plat of Aberdeen City Substation Addition to the City of Aberdeen in the SE ¼ of Section 14, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 610 Third Avenue SW) was submitted by Northwestern Corporation d.b.a. Northwestern Energy. Ken Hubbard stated that the petitioner is requesting this preliminary and final plat in order to clarify the legal description for future improvements. Following further discussion Johnson moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 6) A preliminary and final plat described as “Plat of Carrel’s Second Subdivision in the NW ¼ of Section 12, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 6 and 8 Lilac Lane) was submitted by Don & Marilyn Carrels and John & Colette Carrels. Francis Brink of Brink Engineering was present to represent the property. Ken Hubbard stated that the petitioner is requesting this preliminary and final plat in order to adjust the center property line for the purpose of conveying the property to another party. Following discussion Lien moved and Johnson seconded to approve, all members voting aye, the motion carried.
- 7) Permission to install new structural framing for an overhead door and apply spray foam insulation in a business that is zoned (C-1/R-4) Neighborhood Commercial District/Special Density Residential District for property described as “Aberdeen Steel Building Outlot A & 9.02’ South of Outlot A,” (a.k.a. 1108 Main Street South) was submitted by Larew Goehring. Ken Hubbard stated that the property owner is requesting to make improvements to this property in accordance with the guidelines set forth by the State Historical Preservation Office. Since the property is currently zoned (C-1/R-4) Neighborhood Commercial District/Special Density Residential District, the Planning Commission must approve all building permits for any construction on the property. Following discussion Johnson moved and Woodward seconded to approve, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary