

MINUTES
ABERDEEN CITY PLANNING COMMISSION
December 21, 2010

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

Kezar moved and Johnson seconded to approve the minutes of November 16, 2010, all members voting aye, the motion carried.

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

- 1) A preliminary and final plat described as "Plat of Hurlbert Second Addition in the NE ¼ of Section 11, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 1602 Olive Drive) was submitted by Jean Hurlbert. Ken Hubbart stated that the petitioner is requesting this preliminary and final plat in order to subdivide a property for the construction of town homes, variances were approved for the construction of twin homes on one lot last year, therefore a new site plan showing the overall project plan must be submitted for review prior to the plat being filed with the Register of Deeds Office. Following discussion Kezar moved and Johnson seconded to approve with the stipulation that a full project plan is provided for review prior to plat being filed with the Register of Deeds Office. Upon roll call, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as "Plat of Highland Park Third Subdivision in the NW ¼ of Section 23, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 1701 and 1807 Sixth Avenue SW) was submitted by Pheasant Run Apartments, LLC. Ken Hubbart stated that the petitioner is requesting this preliminary and final plat in order to create a smaller parcel for future commercial development. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye with Johnson abstaining, the motion carried.
- 3) A preliminary and final plat described as "Plat of Jewett-Koehler Subdivision in the SE ¼ of Section 7, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 1911 and 2011 Eighth Avenue NE) was submitted by Harvey Jewett and James Koehler. Francis Brink of Brink Engineering was present to represent the property. Ken Hubbart stated that the petitioner is requesting this preliminary and final plat in order to add property to Lot 2 for future construction. Following discussion Johnson moved and Kezar seconded to approve, all members voting aye, the motion carried.
- 4) A preliminary and final plat described as "Plat of Rivett Group Addition in the NE ¼ of Section 18, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 1910 Eighth Avenue NE, 523 & 615 Camelot Drive) was submitted by Office Building Partnership. Ken Hubbart stated that the petitioner is requesting this preliminary and final plat in order to subdivide property for transfer to another party. A portion of Camelot Drive will be vacated in order to plat an existing accessory structure into proposed Lot 3. Following

discussion Johnson moved and Kezar seconded to approve, all members voting aye, the motion carried.

- 5) A petition to rezone from (R-2/R-4) Medium Density Residential District/Special Density Residential District and (R-2) Medium Density Residential District to (R-2/R-4) Medium Density Residential District/Special Density Residential District for property described as "Lot 1, Block 2, Lakeview First Replat in the NE ¼ of Section 10, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 2419 24th Avenue NW) was submitted by Robert Sumption. Ken Hubbart stated that the petitioner is requesting this petition to rezone in order to eliminate the split zoning in order to permit new construction. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 6) Permission to make miscellaneous repairs to exterior, roofing, and interior of a building in a (C-1) Neighborhood Commercial Zoning District for property described as "Lot 1, Manor Care First Subdivision in the SW ¼ of Section 12, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 420 Eighth Avenue NW) was submitted by American Nursing Center. Ken Hubbart stated that the petitioner is requesting this permit in order to make miscellaneous repairs to the interior and exterior of the building and the roof. Following discussion Kezar moved and Johnson seconded to approve, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary