

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**January 18, 2011**

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

Papousek moved and Johnson seconded to approve the minutes of December 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 preliminary and final plat described as “Church of God Addition in the NE ¼ of Section 14, T123N-R64W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 435 and 501 Hwy 281 North and 308 East Drive) was submitted by Aberdeen Church of God Family Worship Center, Wade & Jenny Hepper and Morgan & Jackie Beving. Ken Hubbard stated that the petitioner is requesting this preliminary and final plat in order to reconfigure lot lines in order to transfer property between adjacent landowners. Following discussion Papousek moved and Rivett seconded to approve, all members voting aye, the motion carried.
  
- 2) Permission to construct a 40’ x 120’ addition to a building in a (I-1) Industrial Park Zoning District for property described as Lot 19, Aberdeen Development Corporation Addition, NE ¼ of Section 17, T123N-R63W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 701 Commerce Street) was submitted by Twin City Fan Companies, Ltd. Ken Hubbard stated that the petitioner is requesting this permit in order to construct a 40’ x 120’ addition to the North side of existing building to house a new automated powder coating system. Since this property is in an Industrial Park Zoning District, Planning Commission approval is required for any alterations. The existing structure and the proposed addition do not meet the required 50’ setback from the East property line, therefore a setback variance will be required before construction may commence. Following discussion Papousek moved and Rivett seconded to approve with the stipulation that all setbacks are met or a setback variance is granted prior to the issuance of a building permit. Upon roll call, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson  
Planning Commission Secretary