

MINUTES
ABERDEEN CITY PLANNING COMMISSION
March 15, 2011

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

Papousek moved and Kezar seconded to approve the minutes of January 18, 2011, all members voting aye, the motion carried.

Kezar moved and Papousek seconded to approve the minutes of February 15, 2011, 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 "Rolling Hills Village Fifteenth Addition to the City of Aberdeen, in the NW ¼ of Section 14, T123N-R64W of the 5th P.M., Brown County, South Dakota," (a.k.a. 1610 & 1616 Stewart Dr) was submitted by Dakota Progress, LLC. Ken Hubbart stated that the petitioner is requesting this preliminary and final plat to reconfigure lot lines in order to construct twin homes. The Aberdeen Board of Zoning Adjustment granted the necessary variances for Lot Width and 0' Side Setbacks at it's regularly scheduled meeting on February 10, 2011. Following discussion Papousek moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 2) A petition to rezone from (C-1/R-4) Neighborhood Commercial District/Special Density Residential District to (R-3/R-4) High Density Residential District/Special Density Residential District for property described as "Derian Outlot 1, Block 35, Thomas Addition, NW ¼ of Section 24, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 110 Eleventh Ave SE) was submitted by Grant Manhart and Mike Backerny. Ken Hubbart stated that the petitioner is requesting this petition to rezone in order to bring the zoning into compliance with the proposed use of the property. Following discussion Kezar moved and Lien seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as "Wood's First Addition to the City of Aberdeen, in the NE ¼ of Section 23, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 715 Sixth Ave SW and 619 Eighth St S) was submitted by James R. Wood. Ken Hubbart stated that the petitioner is requesting this preliminary and final plat to reconfigure lot lines in order to construct an addition to an existing commercial structure. Following discussion Papousek moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 4) Permission to repair damage to garage and replace overhead doors of a building in a Neighborhood Commercial Zoning District at 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 Ave NW) was submitted by Americana Nursing Center. Ken Hubbart stated that the petitioner is requesting this permit in order to make miscellaneous repairs to the garage. Following discussion Kezar moved and Rivett seconded to approve, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary