

MINUTES
ABERDEEN CITY PLANNING COMMISSION
April 19, 2011

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

Papousek moved and Rivett seconded to approve the minutes of March 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 “K.O. Lee Second Subdivision to Aberdeen in the SW ¼ of Section 18, T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1010 First Avenue SE, directly west of K.O. Lee Plant) was submitted by K.O. Lee Company, Inc. Ken Hubbart stated that the petitioners are requesting this preliminary and final plat in order to subdivide existing lot for future development. Following discussion Papousek moved and Kezar seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “Rollings Hills Village Sixteenth 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. Property located between West Palmer Circle and U.S. Highway 281) was submitted by Rolling Hills Golf Development, LLC. Ken Hubbart stated that the petitioners are requesting this preliminary and final plat in order to subdivide existing lots for future development. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “Meadow Wood Addition to the City of Aberdeen in the SW ¼ of Section 17, T123N-R63W of the 5th P.M., Brown County, South Dakota,” (a.k.a. The entire 100 Block of McDowell Circle) was submitted by Meadow Wood Townhomes, L.P. Ken Hubbart stated that the petitioners are requesting this preliminary and final plat in order to combine multiple lots for the purpose of future development. A special exception for a group project was approved by the Board of Zoning Adjustment on March 10, 2011. A petition to vacate McDowell Circle must be submitted in conjunction with this plat. Following discussion Kezar moved and Papousek seconded to approve with the stipulation that a petition to vacate McDowell Circle Public R.O.W. must be approved in conjunction with this plat. Upon roll call, all members voting aye, the motion carried.
- 4) A petition to vacate public right-of-way described as “The Entire 60’ Wide McDowell Circle Public R.O.W. and 52’ radius Cul-de-Sac R.O.W. located within proposed Lot 1, Meadow Wood Addition,” (a.k.a. Entire McDowell Circle Public R.O.W. located within Inman’s Fifth Addition) was submitted by Meadow Wood Townhomes, L.P. Ken Hubbart stated that the petitioners are requesting this petition to vacate public right-of-way in order to incorporate it into the surrounding property for future development. Following discussion Kezar moved and Papousek seconded to approve, all members voting aye, the motion carried.

- 5) A preliminary and final plat described as “Arbor Springs Addition to the City of Aberdeen in the SW ¼ of Section 7, T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1201 Eighth Avenue NE) was submitted by Ronald & Patricia Fischer. Ron Fischer was present to represent the property. Ken Hubbard stated that the petitioners are requesting this preliminary and final plat in order to combine multiple underlying lots for the purpose of future development. Following discussion Johnson moved and Papousek seconded to approve with the stipulation that a petition to rezone to the property to (R-3) High Density Residential District is approved in conjunction with this plat. Upon roll call, all members voting aye, the motion carried.
- 6) A petition to rezone property described as “Arbor Springs Addition to the City of Aberdeen in the SW ¼ of Section 7, T123N-R64W of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1201 Eighth Avenue NE) was submitted by Ronald & Patricia Fischer. Ron Fischer was present to represent the property. Ken Hubbard stated that the petitioners are requesting this petition to rezone in order to permit future development of the property. John Bender, Margo Price, Sandra Tople, and Dustin Tople were present to express their concerns about this proposed project. Following discussion Papousek moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 7) Permission to remodel clinic in a (C-1/R-4) Neighborhood Commercial District/Special Density Residential District for property described as “Lots 1-7, Block 44, Thomas Addition,” (a.k.a. 1202 Main Street South) was submitted by Avera St. Lukes. Ken Hubbard stated that the petitioners are requesting to remodel the interior of an existing office building in a (C-1/R-4) Neighborhood Commercial District/Special Density Residential District. Following discussion Kezar moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 8) Permission to operate a Laundromat/Pub in a (C-1) Neighborhood Commercial District for property described as “Lots 20-22, Block 45, Hagerty & Lloyd Addition,” (a.k.a. 120 State Street North) was submitted by Ron Wagner and Cory A. Johnson. Cory A. Johnson was present to represent the property. Ken Hubbard stated that the petitioners are requesting to operate a Laundromat/pub in a (C-1) Neighborhood Commercial District. The Zoning Board of Adjustment approved a request for an Appeal to operate a pub at this location at it’s meeting on April 14, 2011. Following discussion Kezar moved and Rivett seconded to deny. Upon roll call, all members voting aye with Johnson abstaining, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary