

MINUTES
ABERDEEN CITY PLANNING COMMISSION
May 17, 2011

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

Kezar moved and Rivett seconded to approve the minutes of April 19, 2011, all members voting aye, the motion carried.

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

- 1) A petition to rezone from (A-1) Agricultural District to (C-2) Highway Commercial District for property described as "The South 512' of the West 700' of the SW ¼ of Section 15, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 5055 East Highway #12) was submitted by Steve Herther - Aberdeen Equipment Company. Brett Bill stated that the petitioner is requesting this rezoning with the intention of bringing the zoning into compliance with the existing commercial use. The property is currently unplatted and should be platted in order to provide for a clean legal description. Following discussion Johnson moved and Woodward seconded to approve with the stipulation that a plat for the property is drafted, approved and filed with the Brown County Register of Deeds. Upon roll call, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as "HAPI 2011-1 Subdivision in Aberdeen, South Dakota, located in the SW ¼ of Section 23, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 1418, 1422, 1504, and 1508 SW 13th Avenue) was submitted by Homes Are Possible, Inc. Francis Brink of Brink Engineering was present to represent the property. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to subdivide three lots into four with the intention of developing the property for town homes. All four lots do not meet the minimum lot width requirement of 60', thus lot width variances must be obtained from the Aberdeen Board of Zoning Adjustment prior to the plat being filed with the Brown County Register of Deeds. Following discussion Kezar moved and Lien seconded to approve, all members voting aye with Jung abstaining, the motion carried.
- 3) A preliminary and final plat described as "HAPI 2011-2 Subdivision in Aberdeen, South Dakota, located in the SW ¼ of Section 23, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota," (a.k.a. 1218 and 1222 SW 13th Avenue) was submitted by Homes Are Possible, Inc. Francis Brink of Brink Engineering was present to represent the property. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to subdivide a lot with the intention of developing the property for town homes. A 50' minimum lot width variance was granted, for these two proposed lots, by the Aberdeen Board of Zoning Adjustment on April 14, 2011. Following discussion Kezar moved and Johnson seconded to approve, all members voting aye with Jung abstaining, the motion carried.

- 4) A petition to rezone from (R-3) High Density Residential District to (C-2) Highway Commercial District for property described as “Lot 2, Highland Park Second Subdivision in the NW ¼ of Section 23, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1804 9th Avenue SW) was submitted by Pheasant Run Apartments, LLC. Brett Bill stated that the petitioners are requesting this petition to rezone with the intention of developing the property for commercial uses. On May 19, 2009 the Aberdeen Planning Commission approved a request to rezone this property from (C-2) Highway Commercial District to (R-3) High Density Residential District in order to accommodate the future construction of an apartment complex. Since that time, the developer’s plans have changed and he is requesting to have the zoning returned to the original (C-2) Highway Commercial District. Following discussion Kezar moved and Rivett seconded to approve, all members voting aye with Johnson abstaining, the motion carried.
- 5) A petition to rezone from (R-3) High Density Residential District to (C-1) Neighborhood Commercial District for property described as “Proposed Beadle Nursery First Subdivision, located in the NE ¼ of Section 23, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 906 S. 8th Street) was submitted by Michael Beadle – Beadle Floral and Nursery. Jim & Bev Beadle and Michael Beadle were present to represent the property. Brett Bill stated that the petitioners are requesting this petition to rezone with the intention of bringing the zoning into compliance with the current use of the property. Beadle Floral and Nursery has been at this location for almost 40 years and have purchased additional property north of the existing nursery location. The additional property acquisition has precipitated the need for the rezoning as well as the need to replat the property into one lot. Following discussion Johnson moved and Woodward seconded to approve with the stipulation that a plat for the nursery property is drafted, approved and filed with the Brown County Register of Deeds prior to September 1, 2011. Upon roll call, all members voting aye, the motion carried.
- 6) A preliminary and final plat described as “Rathert Consolidation Subdivision in Aberdeen, South Dakota, located in the NE ¼ of Section 13, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 506 and 510 Penn Street North) was submitted by Marti & Debbora Rathert. Marti Rathert and Francis Brink of Brink Engineering were present to represent the property. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to combine three lots into one for future residential development. Following discussion Johnson moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 7) A preliminary and final plat described as “Midstates Printing 2011-1 Subdivision in Aberdeen Industrial Park – East Addition, Aberdeen, South Dakota, located in the NE ¼ of Section 16, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 4820 Capital Avenue – Midstates Printing) was submitted by Midstates Printing, Inc. Francis Brink of Brink Engineering was present to represent the property. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to rearrange the lot lines to accommodate a future business expansion. Following discussion Lien moved and Woodward seconded to approve, all members voting aye, the motion carried.

- 8) A preliminary and final plat described as “Black Acre First Addition to Aberdeen in the SE ¼ of Section 13, Township 123 North, Range 64 West of the 5th P.M., Brown County, South Dakota,” (503 and 513 Washington Street South) was submitted by Black Acre, LLC. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to clean up the legal description of the property with the intention of remodeling the existing building to add more residential apartment units and provide off street parking. Following discussion Kezar moved and Johnson seconded to approve, all members voting aye, the motion carried.
- 9) A preliminary and final plat described as “Lee Park Addition to the City of Aberdeen in the SW ¼ of Section 11, Township 123 North, Range 64 West of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1121 Olive Drive – old Elks Building) was submitted by Wagner Holdings, LLC. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to subdivide the property with the intention of transferring proposed Lot 1 to the City of Aberdeen to be used as parking for Lee Park Golf Course. Following discussion Johnson moved and Kezar seconded to approve with the stipulation that the plat must include three access points to Lot 2. Upon roll call, all members voting aye, the motion carried.
- 10) A preliminary and final plat described as “Lee Park Golf Course Addition to the City of Aberdeen in the SE ¼ of Section 11, Township 123 North, Range 64 West of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1028 8th Avenue NW – Lee Park Golf Course) was submitted by the City of Aberdeen. Brett Bill stated that the City of Aberdeen is requesting this preliminary and final plat in order to clean up the legal description of Lee Park Golf Course as well as the Parks, Recreation and Forestry Department shop which is located on the south-east corner of the golf course. Following discussion Lien moved and Rivett seconded to approve, 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