

MINUTES
ABERDEEN CITY PLANNING COMMISSION
June 21, 2011

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

Woodward moved and Kezar seconded to approve the minutes of May 17, 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 (R-2) Medium Density Residential District for property described as “Lot 2, Gugel’s Second Subdivision, located in the South ½ of the SW ¼ of Section 6, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1207 24th Avenue NE) was submitted by Kira Schroeder. Brett Bill stated that the petitioner is requesting this petition to rezone with the intention of bringing the property into compliance with the existing residential land use. Following discussion Kezar moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “Brown County Commissioner’s First Subdivision to the City of Aberdeen in the SW ¼ of Section 18, Township 123 North, Range 63 West of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1025 and 1121 1st Avenue SE) was submitted by Brown County. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to transfer proposed Lot 2 to another party. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “Dummer First Addition Aberdeen, South Dakota in the SE ¼ and SW ¼ of Section 12-T123N-R64W of the 5th P.M., Brown County, South Dakota.” (a.k.a. 1204 Washington Street North) was submitted by Paul C. Dummer. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to combine three lots and vacated right-of-way into one lot, with the intention of building an accessory structure on the property. Following discussion Woodward moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 4) A preliminary and final plat described as “Beadle Nursery First Addition in Aberdeen, South Dakota, located in the NE ¼ of Section 23, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 906 8th Street South) was submitted by James and Beverly Beadle. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to expand the existing nursery business. A petition to rezone this proposed lot to (C-1) Neighborhood Commercial District was approved by the

City Planning Commission and the City Council in May 2011. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye, the motion carried.

- 5) A preliminary and final plat described as “Jundt 1st West Aberdeen Subdivision, Aberdeen, South Dakota, located in the SE ¼ and SW ¼ of Section 14, Township 123 North, Range 64 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 204 7th Street South) was submitted by Jake Jundt. Brett Bill stated that the petitioner is requesting this preliminary and final plat with the intention of cleaning up the legal description of the property in order to convey the proposed lot to another party for future development. Following discussion Woodward moved and Kezar seconded to approve, all members voting aye, the motion carried.
- 6) A preliminary and final plat described as “B & K Subdivision in Block 52, West, Aberdeen Addition, Aberdeen, South Dakota, located in the SE ¼ and SW ¼ of Section 14, Township 123 North, Range 64 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 902 6th Avenue SW (Exhaust Pros) and 506 9th Street South) was submitted by Donald and Jolene Bonn; Roger and Cathy Krumvieda. Brett Bill stated that the petitioners are requesting this preliminary and final plat with the intention of reconfiguring lot lines in order to accommodate a structure that was previously constructed over the lot line. Following discussion Kezar moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 7) A preliminary and final plat described as “Mardian Fourth Subdivision in the SW ¼ of Section 13, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 318 First Avenue SW and 116 Fourth Street South) was submitted by CWD Real Estate, LLC – Carlyle Mardian, Partner. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to clean up the legal descriptions of both lots with the intention of developing the properties for storage units. Following discussion Kezar moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 8) Requesting permission to remodel a medical clinic located in the (C-1) Neighborhood Commercial District described as “Lots 1-4, St. Lukes Replat in Block 83, located in the SE ¼ of Section 13, Township 123 North, Range 64 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 201 South Lloyd Street – Physicians Plaza) was submitted by Avera St. Luke’s. Brett Bill stated that the property owner is requesting permission to remodel a medical clinic. The remodel project will consist of replacing two skylights and an overflow scupper. Following discussion Rivett moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 9) Requesting permission to locate an antique store and a toy store in a structure that is located in the (C-1) Neighborhood Commercial District described as “Lot 8, Block 1, Hagerty and Lloyds Addition, located in the NE ¼ of Section 13, Township 123 North, Range 64 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 802 8th Avenue NE – Old Heinz Meat Market) was submitted by Aunties Attic and Flashbax – Erik

Braley. Brett Bill stated that the tenant of this existing structure is requesting permission to locate an antique store and a toy store within the (C-1) Neighborhood Commercial District. This request appears to meet the requirements set forth within the Zoning Ordinance No. 1164 for that type of use within the (C-1) Neighborhood Commercial District. Following discussion Woodward moved and Kezar 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