

MINUTES
ABERDEEN CITY PLANNING COMMISSION
August 16, 2011

The City Planning Commission was called to order by Chairman Mike Jung. Members present at roll call were Kezar, Lien, Jung, Rivett, Johnson, and Woodward. 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 July 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 (C-2) Highway Commercial District to (R-3) High Density Residential District for property described as “West 73.5’, Lot 10, Block 1, Garden Park Addition, located in the NE ¼ of Section 23, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 629 9th Street South) was submitted by Tori Pueppke. Brett Bill stated that the petitioner is requesting this petition to rezone with the intention of bringing the property into compliance with the residential land use in order to construct a detached garage on the property. Following discussion Johnson moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “WSA First Addition to the City of Aberdeen, South Dakota, located in the NE ¼ of Section 24, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1117 State Street South) was submitted by Washington Street Apartments, LLC. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to combine two lots with the intention of constructing an 8 unit apartment building. Following discussion Kezar moved and Lien seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “Four Progress Third Addition to the City of Aberdeen in the NW ¼ of Section 14, Township 123 North, Range 64 West of the 5th P.M., Brown County, South Dakota,” (a.k.a. Nicklaus Drive) was submitted by Four Progress Developers II, LLC. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to subdivide several previously platted lots into smaller lots for townhouse development. Fourteen lot width variances will need to be obtained from the Aberdeen Board of Zoning Adjustment, at their August 11, 2011 meeting, prior to the plat being filed with the Brown County Register of Deeds. Following discussion Johnson moved and Woodward seconded to approve with the stipulation that the appropriate lot width variances are obtained from the Aberdeen Board of Zoning Adjustment prior to the plat being filed with the Brown County Register of Deeds. Upon roll call, all members voting aye, the motion carried.

- 4) Requesting permission to construct an entryway, canopy and freestanding sign for a dental clinic located in the (C-1) Neighborhood Commercial District described as “North 115’ of Lot 2 and the North 115’ of the West 100’ of Lot 1, Block 16, Smith Addition, located in the NE ¼ of Section 24, Township 123 North, Range 64 West of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 805 State Street South – Carrels and Bain Family Dentistry) was submitted by Four Progress Developers II, LLC. John Kokales of Quest Construction was present to represent the property. The property owner is requesting permission to construct an entry way, canopy and freestanding sign for an existing dental clinic. On December 10, 2009, the Aberdeen Board of Zoning Adjustment stipulated that the property must be rezoned to (C-1) Neighborhood Commercial District in order to obtain variances for future building and sign upgrades. On February 16, 2010, the Aberdeen Planning Commission approved a (C-1) Neighborhood Commercial District rezoning request, with the intention of complying with the Board of Zoning Adjustments stipulation as well as bringing the property into compliance with the existing use. On September 8, 2011, the Aberdeen Board of Zoning Adjustment will hear variance requests for the proposed entryway/canopy and freestanding sign. Following discussion Rivett moved and Johnson seconded to approve with the stipulation that the required variances are obtained from the Aberdeen Board of Zoning Adjustment. Upon roll call, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary