

MINUTES
ABERDEEN CITY PLANNING COMMISSION
September 20, 2011

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

Kezar moved and Rivett seconded to approve the minutes of August 16, 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-3/R-4) Central Business District/Special Density Residential District to (R-3) High Density Residential District for property described as “The South 83’ of Lot 13, Block 38, Second Addition to the City of Aberdeen, located in the NW ¼ of Section 24, T123N-R64W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (24 7th Avenue SW) was submitted by James Johnson and Al Ward. Brett Bill stated that the petitioners are 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) Tax Increment Finance District No. 14 Project Plan for property described as “Lot 2, Aberdeen Christian School Subdivision, located in the SE ¼ of Section 23, T123N-R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1612 9th Street South) was submitted by Homes Are Possible, Inc. Jeff Mitchell was present to represent the property. Brett Bill stated that the petitioners are requesting this Tax Increment Finance District (TIF) with the intention of continuing the development of a new housing subdivision that would meet the needs for affordable housing in Aberdeen. The purpose for the TIF request is to fund the infrastructure extensions of the next two east/west streets, as well as 9th Street South and 12th Street South. These improvements will serve a residential development consisting of 70 lots. The lots will average 81’ x 120’ or 9,720 square feet. Each lot will have the required curb, gutter, street, sidewalk and landscaping, along with water, sewer and all other city utilities. This TIF Project Plan has been previously reviewed by the City Finance Officer and has been given his conditional approval. The TIF #14 Project Plan proposal appears to meet the requirements set forth by South Dakota Codified Law. Following discussion Papousek moved and Kezar seconded to approve, all members voting aye with Jung abstaining, the motion carried.
- 3) A preliminary and final plat described as “Roosevelt Estates Fourth Subdivision in the SE ¼ of Section 19, T123N,R63W of the 5th P.M., Aberdeen, Brown County, South Dakota,” (a.k.a. 1713 and 1737 Merton Street South; 1650 and 1651 McCoy Street South) was submitted by Roger Huff and Gary Mueller. Brett Bill stated that the petitioners are

requesting this preliminary and final plat in order to reconfigure lot lines to accommodate the construction of single family homes on Lots 3 - 8 and multi family homes on Lots 1 and 2. Following discussion Kezar moved and Papousek seconded to approve, all members voting aye, the motion carried.

- 4) A preliminary and final plat described as "Tracy First Addition to Aberdeen in the NW ¼ of Section 19, T123N-R63W of the 5th P.M., Brown County, South Dakota," (a.k.a. 1120 Aldrich Street South) was submitted by Ryan and Carla Tracy. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to combine three lots into one lot for future residential construction. Following discussion Woodward moved and Lien seconded to approve, all members voting aye, the motion carried.
- 5) A preliminary and final plat described as "Dial Fourth Addition to Aberdeen in the South ½ of Section 17, T123N-R63W of the 5th P.M., Brown County, South Dakota, (a.k.a. 3125 6th Avenue SE - U.S. Highway #12) was submitted by William A. Hinks. Brett Bill stated that the petitioners are requesting this preliminary and final plat in order to subdivide one lot into two lots for future commercial development on proposed Lot 2. Following discussion Papousek moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 6) A preliminary and final plat described as "Mike Carrels Addition to the City of Aberdeen, South Dakota, located in the SE ¼ of Section 13, T123N, R64W of the 5th P.M., Brown County, South Dakota," (a.k.a. 421 Railroad Avenue SE) was submitted by Michael J. Carrels. Brett Bill stated that the petitioner is requesting this preliminary and final plat in order to combine five narrow lots and half of vacated Arch Street right-of-way into one lot for the future construction of a storage/office building. Following discussion Kezar moved and Rivett seconded to approve, all members voting aye, the motion carried.

Brett Bill introduced John Stoll as the new City Planner.

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

Submitted by,

Paula Nelson
Planning Commission Secretary