

MINUTES
ABERDEEN CITY PLANNING COMMISSION
October 18, 2011

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

Kezar moved and Woodward seconded to approve the minutes of September 20, 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 & R-3) Highway Commercial District & High Density Residential District to (R-3) High Density Residential District for property described as “Lots 702 & 703, Morning Heights Addition,” (a.k.a. 615 Park Street South) was submitted by LaVar M. Wherry. Ken Hubbart stated that the petitioners are requesting this petition to rezone in order to bring the property into compliance with its current use. Following discussion Papousek moved and Johnson seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “Mary G. Schriver Addition to the City of Aberdeen,” (a.k.a. 1301 Third Street North) was submitted by Mary G. Schriver. Ken Hubbart 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 Papousek moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 3) Petition to rezone from (C-2) Highway Commercial District to (R-3) High Density Residential District for property described as “Lot 10, Quinby’s Rearrangement of Lots 10-12, Garden Addition to the City of Aberdeen,” (620 Eighth Street South) was submitted by Jon Swenson. Ken Hubbart stated that the petitioners are requesting this petition to rezone in order to bring the property into compliance with the existing residential use. Following discussion Kezar moved and Johnson seconded to approve, all members voting aye, the motion carried.
- 4) A preliminary and final plat described as “Topaz Town Homes First Addition to the City of Aberdeen,” (1001, 1003, 1005, 1007, and 1009 Topaz Court) was submitted by Topaz Town Homes. Ken Hubbart stated that the petitioners are requesting this preliminary and final plat in order to create 5 lots for the construction of townhomes. The Board of Zoning Adjustment met in regular session on October 13, 2011 and denied variances for Lot Dimensions and setback variances for the construction of townhomes. Following discussion Kezar moved and Papousek seconded to approve, all members voting aye, the motion carried.

- 5) A preliminary and final plat described as “Titan Subdivision in the SW ¼ of Section 15, T123N-R63W of the 5th P.M., Aberdeen, South Dakota,” (a.k.a. 5055 Sixth Avenue SE) was submitted by Dealer Sites, LLC. Ken Hubbard stated that the petitioners are requesting this preliminary and final plat in order to clean up the legal description for future construction on the site. Following discussion Kezar moved and Papousek seconded to approve, all members voting aye, the motion carried.
- 6) A preliminary and final plat described as “Homes Are Possible Eighth Subdivision in the SE ¼ of Section 23, T123N-R64W of the 5th P.M., Aberdeen, South Dakota,” (a.k.a. Land directly south of HAPI Homes Subdivision) was submitted by Homes Are Possible, Inc. Cindi Walsh and Rod Fouberg were present to represent the property. Ken Hubbard stated that the petitioners are requesting this preliminary and final plat in order to create 56 lots for the continuation of HAPI Homes Subdivision. The Planning Commission approved the proposal for Tax Increment Financing District #14 at the September 20th meeting which was submitted for this property. Following discussion Papousek moved and Johnson seconded to approve, all members voting aye, the motion carried.
- 7) A preliminary and final plat described as “Rolling Hills Village Seventeenth Addition in the NW ¼ of Section 14, T123N-R64W of the 5th P.M., Aberdeen, South Dakota,” (a.k.a. 513 and 521 West Palmer Circle) was submitted by Rolling Hills Golf Development, LLC. Ken Hubbard stated that the petitioners are requesting this preliminary and final plat in order to create two lots for future development. Following discussion Johnson moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 8) Permission for new construction in an (I-1) Industrial Park Zoning District for property described as “Outlot 6 in the NE ¼ of Section 17, T123N-R63W of the 5th P.M., Aberdeen, South Dakota,” (a.k.a. 409 Brown County 19N) was submitted by Cynthia Walsh. Cindy Walsh and Lowell Punt were present to represent the property. Ken Hubbard stated that the petitioners are requesting permission to construct a new storage building for commercial equipment. Since the property is zoned I-1, the Planning Commission must review and approve the proposed development. Following discussion Papousek moved and Johnson seconded to approve, all members voting aye, the motion carried.
- 9) A preliminary and final plat described as “Park Ridge Estates Sixth Addition in the NE ¼ of Section 10, T123N-R64W of the 5th P.M., Aberdeen, South Dakota,” (a.k.a. 1611 24th Street North) was submitted by Park Ridge Estates, Inc. Ken Hubbard stated that the petitioners are requesting this preliminary and final plat in order to clean up the legal description of the property. Following discussion Kezar moved and Johnson seconded to approve, all members voting aye, the motion carried.
- 10) Tax Increment Finance District No. 15 Project Plan described as “The W ½ NE ¼ of Section 30, T123N-R63W of the 5th P.M., Brown County, South Dakota,” was submitted by Tax Increment Finance District No. 15 Project Plan. Ken Hubbard stated that the

petitioners are requesting this Tax Increment Finance District (TIF) with the intention of developing a new subdivision suited for multi-family housing which would meet the needs for affordable housing in Aberdeen. The purpose of the TIF request is to fund the infrastructure extension of water, sewer, electrical, sidewalks, storm drainage improvements associated with the installation of the proposed streets in the development. These improvements will serve a residential development consisting of 16 lots designed for multi-family construction. 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 #15 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, the motion carried.

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

Submitted by,

Paula Nelson
Planning Commission Secretary