

**MINUTES**  
**ABERDEEN CITY PLANNING COMMISSION**  
**February 21, 2012**

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

Kezar moved and Rivett seconded to approve the minutes of January 17, 2012, all members voting aye, the motion carried.

There being no old business Chairman Johnson 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 “Lot 3, Block 2, Pleasant Hill Addition and Lots 3 - 6, Block 3, Garden Park Addition in the NE ¼ of Section 23, T123N-R64W of the 5<sup>th</sup> P.M., Aberdeen, South Dakota, (a.k.a. 610 Eleventh Street South and 620, 624 Tenth Street South) was submitted by Kim Kirnan, Eleanor Jund, & Joe Jund.” John Stoll stated that the petitioners are requesting this petition to rezone in order to bring the lots into compliance with their current residential use. Following discussion Papousek moved and Woodward seconded to approve, all members voting aye, the motion carried.
- 2) A preliminary and final plat described as “Lot 1, Sieh and Vilhauer 1<sup>st</sup> Subdivision in the City of Aberdeen, in the NW ¼ of Section 19, Township 123 North, Range 63 West,” (819 Aldrich Street South) was submitted by Robert Sieh and Jeffrey Vilhauer. John Stoll stated that the petitioners are requesting this preliminary and final plat in order to clean up the legal description to complete home repairs. Following discussion Kezar moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 3) A preliminary and final plat described as “Lot 1, Jackson Heights 1<sup>st</sup> Addition to Aberdeen in the SW ¼ of Section 18, Township 123 North, Range 63 West of the 5<sup>th</sup> P.M., Brown County, South Dakota,” (a.k.a. 1016 First Avenue SE) was submitted by the Aberdeen Housing Authority. John Stoll stated that the petitioners are requesting this preliminary and final plat for future development of an apartment complex for the Aberdeen Housing Authority. Following discussion Papousek moved and Rivett seconded to approve, all members voting aye, the motion carried.
- 4) A preliminary and final plat described as “Lot 1 and Lot 2, Old Parks and Recreation Addition to the City of Aberdeen in the NW ¼ of Section 24, Township 123 North, Range 64 West of the 5<sup>th</sup> P.M., Brown County, South Dakota,” (612 Tenth Avenue SE) was submitted by the City of Aberdeen, South Dakota. John Stoll stated that the petitioners are requesting this preliminary and final plat in order to convey proposed Lot 1 to another party for future residential development. Following discussion Papousek moved and Kezar seconded to approve, all members voting aye, the motion carried.

- 5) A petition to rezone from (M) Municipal, County, and State Use District to (R-3) High Density Residential District described as “Lot 1, Old Parks and Recreation Addition to the City of Aberdeen in the NE ¼ of Section 24, T123N-R64W of the 5<sup>th</sup> P.M., Aberdeen, Brown County, South Dakota,” (612 Tenth Avenue SE) was submitted by the City of Aberdeen, South Dakota. John Stoll stated that the petitioners are requesting this petition to rezone in order to bring the zoning of Lot 1 into alignment with the adjacent residential properties. Following discussion Papousek moved and Rivett seconded to approve, all members voting aye, the motion carried.
  
- 6) A petition to vacate right-of-way described as “66 feet section line right-of-way adjacent to East property line of Lot 2 NE ¼ of NE ¼ of Section 22, T123N-R64 in Brown County, South Dakota,” (a.k.a. SW corner of intersection of Hwy 12 and Hwy 281) was submitted by Eric Willadsen. John Stoll stated that this right-of-way to be vacated is 66’ x 265’. The petitioner is requesting this vacation of right-of-way in order to vacate an unused and undeveloped section of right-of-way and add it into their adjacent property. Staff recommends approval with the stipulation that the South Dakota Department of Transportation vacate the adjacent right-of-way west of the location of this request and that all necessary utility easements are in place. Following discussion Papousek moved and Woodward seconded to approve, all members voting aye, the motion carried.

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

Submitted by,

Paula Nelson  
Planning Commission Secretary