City of Aberdeen Planning Commission Agenda

6:00 p.m. Regular Meeting
June 16, 2026
City Council Chambers
123 South Lincoln Street
Aberdeen, South Dakota 57401

I. Call to Order

II. Roll Call

III. Approval of Minutes

1) April 21, 2026

IV. Open Forum 6:00-6:05 P.M. (SEE FORMAT GUIDELINES AT END OF AGENDA)

V. Old Business

VI. New Business

1) Petition to Rezone from (I-2) Unrestricted Industrial District and (C-2) Highway Commercial District to (C-2) Highway Commercial District described as "Lot 1, Lust Third Addition of the City of Aberdeen, in the SW¼ of Section 14, Township 123 North, Range 64 West of the 5th P.M., Brown County, South Dakota," (a.k.a. 402 Fifteenth Street South – Car wash north of Lust Auto).

2) Preliminary and Final Plat described as "Farview Second Subdivision to the City of Aberdeen, in the SE¼ of Section 1, Township 123 North, Range 64 West of the 5th P.M., Brown County, South Dakota," (a.k.a. 623 Twenty-fourth Avenue NE – Vacant land at the NW corner of Dakota Street North & 24th Avenue NE).

VII. Other Business

VIII. Adjournment

FORMAT GUIDELINES:

1) ***Open forum provides an opportunity for the public to address the Aberdeen City Planning Commission with questions, concerns or comments on items, which are not on the agenda. Citizens are asked to sign up to speak prior to the open forum portion of the meeting. Open forum will be limited to 10 minutes (if no one is in attendance for the open forum, the regular meeting may begin) unless a majority of the Aberdeen City Planning Commission agrees to extend the time period. The open forum may not be used to make personal attacks, to air personality grievances, to make political endorsements, or for political campaign purposes. Open forum will not be used as a time for problem solving or reacting to the comments made, but, rather for hearing the citizen for informational purposes. The Aberdeen City Planning Commission may respond with request for city management to follow up and report back on any issue raised during the public address time. A presentation may not exceed two minutes in duration.***
2) ***ADA Compliance: The City of Aberdeen fully subscribes to the provisions of the American's With Disabilities Act. If you desire to attend this public meeting and are need of special accommodations, please notify the City Community Development Office at least 8 hours prior to the meeting so appropriate auxiliary aids and services can be made available. The Aberdeen City Planning Commission meets monthly on the third Tuesday of each month.***
3) ***A copy of the subject matter on the Aberdeen City Planning Commission meeting agenda is available for public distribution at the City Community Development Office and available on the City's website @ www.aberdeen.sd.us.***

MINUTES
ABERDEEN CITY PLANNING COMMISSION
April 21, 2026

The City Planning Commission was called to order by Chairman Ward Schumacher. Members present at roll call were Marske, Fjeldheim, Rux, Mitchell, Schumacher and Zens. Also, present were Ken Hubbart, Community Development Director, Eric Miller, City Planner, and Emily Ellingson, Planning Commission Secretary.

Fjeldheim moved, and Marske seconded, to approve the Aberdeen City Planning Commission Minutes of March 17, 2026, all members voting aye, the motion carried.

OPEN FORUM – No one was present.

There being no old business, Chairman Schumacher began with new business as follows:

1) Petition to Rezone from (R-3) High Density Residential District to (C-2) Highway Commercial District described as "Lot 2, Carrell's First Subdivision in Aberdeen & Lot 13, Block 2, Thomas Addition of the City of Aberdeen, all in the NE¼ of Section 24, Township 123 North, Range 64 West of the 5th P.M., Brown County, South Dakota," (a.k.a. 620 State Street South & 517 7th Avenue SE – South of the Wolf Stop). Mike Carrels was present to represent the property. Eric Miller stated the petitioner is requesting this petition to rezone in order to allow for future commercial development. The petitioner intends to either move or demolish the vacant house located at 515 7th Avenue SE prior to any future development. Following discussion, Marske moved, and Zens seconded to approve this item with the following stipulation: (1) Property owner must submit a plan to move or remove the vacant house in conjunction with future development plans. Upon roll call, all members voting aye, the motion carried.

2) Petition to Rezone from (R-3) High Density Residential District to (M) Municipal, State, and County Use District described as "Lot 13 through 20, Block 9, Roche's East Side Addition to Aberdeen except dedicated right-of-way, in the SW ¼ of Section 17, Township 123 North, Range 63 West of the 5th P.M., Brown County, South Dakota," (a.k.a. 13 Roosevelt Street South – City Park north of the National Guard Armory). Eric Miller stated the petitioner is requesting this petition to rezone in order to bring the property into a district that is consistent with its municipal use as a public park. Following discussion, Rux moved, and Mitchell seconded to approve this item. Upon roll call, all members voting aye, the motion carried.

3) Petition to Rezone from (C-2) Highway Commercial District to (M) Municipal, State, and County Use District described as "Lot 2, Centennial Commons Third Addition to the City of Aberdeen, in the SE¼ of Section 17, Township 123 North, Range 63 West of the 5th P.M., Brown County, South Dakota." (a.k.a. 125 Lafayette Street South – City water retention pond east of Mike Miller Elementary School). Eric Miller stated the petitioner is requesting this petition to rezone in order to bring the property into a district that is consistent with its municipal use as a water retention pond. Following discussion, Fjeldheim moved and Rux seconded to approve this item. Upon roll call, all members voting aye, the motion carried.

OTHER BUSINESS:

There being no further business before the Commission, Marske moved, and Zens seconded, to adjourn the meeting, all members voting aye, the motion carried.

Submitted by,

Emily Ellingson

Emily Ellingson
Planning Commission Secretary
April 21, 2026

Aberdeen City Planning Commission

Staff Report
Rezone I-2 & C-2 to C-2
Meeting Date: **June 16, 2026**
Agenda Item #1

GENERAL INFORMATION

PETITIONER	Steven Lust
REQUEST	**Rezone from (I-2) Unrestricted Industrial District and (C-2) Highway Commercial District to (C-2) Highway Commercial District**
LEGAL DESCRIPTION	Lot 1, Lust Third Addition to the City of Aberdeen, in the SW¼ of Section 14, Township 123 North, Range 64 West of the 5th P.M., Brown County, South Dakota
LOCATION	402 Fifteenth Street South – Car wash north of Lust Auto
EXISTING ZONING	Unrestricted Industrial District & Highway Commercial District
PROPOSED ZONING	Highway Commercial District
SURROUNDING ZONING	
North:	Unrestricted Industrial District
South:	Highway Commercial District
East:	High Density Residential District
West:	Highway Commercial District
PUBLIC UTILITIES	City Water and Sewer
REPORTED BY	Eric Miller

RECOMMENDATION: Staff recommends approval of this petition to rezone.

GENERAL COMMENTS: The petitioner is requesting this petition to rezone in order to eliminate split zoning cause by a replat of the property. The replat was necessary to allow for the expansion of their existing car wash at this location.

REVIEW: Staff have reviewed this petition to rezone and concur with its approval.

Petition to Rezone
Planning Commission

123 South Lincoln Street
Aberdeen, SD 57401
605-626-7017

PAID
MAY - 5 2026
CITY FINANCE OFFICE
ABERDEEN, SOUTH DAKOTA

The Planning Commission Board meets the 3rd Tuesday of each month at 6:00 P.M. or 7:00 P.M. in the Council Chambers on the first floor of City Hall. Fees: $250.00

Mayor and City Council:
I/We, the undersigned, do hereby petition the City Council of Aberdeen, South Dakota, to rezone property as follows:

Petitioner Information					
Petitioner/Title/(s):	Steven Lust				
[redacted]					
Phone:	605-225-5900 / [redacted]				
Mailing Address:	1314 6th AVE SW				
City:	Aberdeen	State: SD		Zip: 57401	

Property Information			
Address/Location:	Lot 1, 402 South 15th Street / 1 block N. of Lust Auto		
Legal Description:	Lust Third Addition to the City of Aberdeen, in the SW ¼ of Section 14-T123N-R64W of the 5th P.M., Brown County, South Dakota		
Current Zoning:	I-2 & C-2	Proposed Zoning:	C-2
Size of Parcel:	.98 ac		
Existing Land Use:	Car Wash		

Purpose of Petition

Eliminate Split Zoning caused by replat

Signature

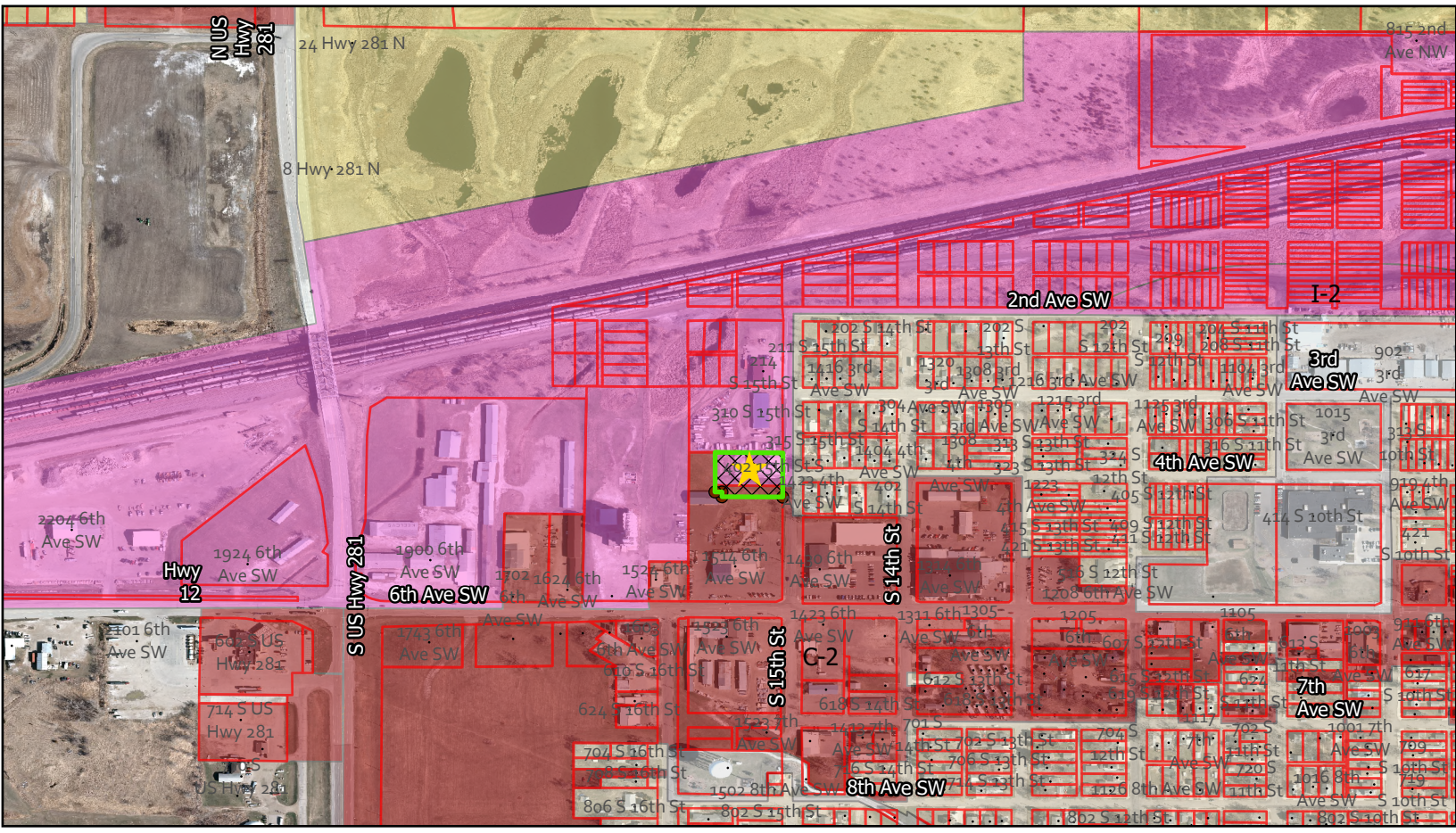
4/17/2026
Date

Office Use Only							
Ordinance No:							
Date:	5-5-26	Receipt #	RO1576535	Fee:	$250.00		
Sign Issued ☒ EM			Site Plan ☐				
PC Meeting:	6-16-26	1st Reading:	6-22-26	2nd Reading/Final Adoption:	7-6-26		
Received By:	EM						

Rezone
Overview

Address: 402 S 15th St

Legal Description: Lot 1, Lust Third Addition to the City of Aberdeen all in the SW 1/4 of Section 14-T123N-R64W of the 5th P.M., Brown County, South Dakota.



For Advisory purposes only; not a legal document.

N

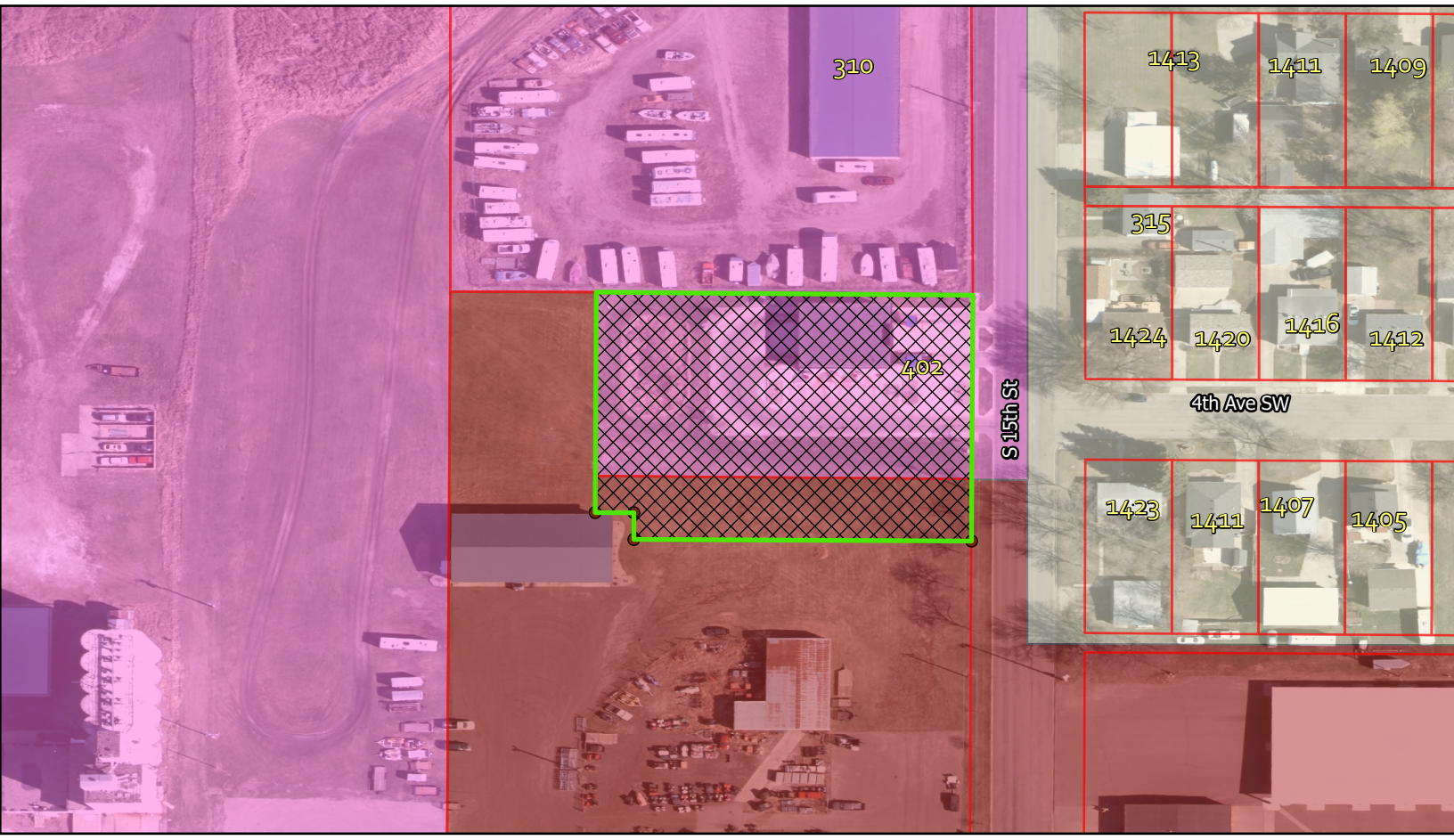
Rezone Proposal

Address: 402 S 15th St

Legal Description: Lot 1, Lust Third Addition to the City of Aberdeen all in the SW 1/4 of Section 14-T123N-R64W of the 5th P.M., Brown County, South Dakota.

Current Zoning: I-2 & C-2 (Unrestricted industrial district) & (Highway Commercial)

Proposed Zoning: C-2 (Highway Commercial)



ABERDEEN SOUTH DAKOTA

Ordinance No: 26-06-01 Date: 5/29/2026

For Advisory purposes only; not a legal document.

Aberdeen City Planning Commission

Staff Report
Preliminary & Final Plat
Meeting Date: **June 16, 2026**
Agenda Item #2

GENERAL INFORMATION

PETITIONER	Lonnie Anderson
REQUEST	**Preliminary & Final Plat**
LEGAL DESCRIPTION	Fairview Second Subdivision to the City of Aberdeen, in the SE¼ of Section 1, Township 123 North, Range 64 West of the 5th P.M., Brown County, South Dakota
LOCATION	623 Twenty-Fourth Avenue NE – Vacant land at the NW corner of Dakota Street North & 24th Avenue NE
EXISTING ZONING	Medium Density Residential District / Special Density Residential District
SURROUNDING ZONING	
North:	Municipal, State, & County Use District
South:	Medium Density Residential District
East:	Medium Density Residential District / Special Density Residential District
West:	Municipal, State, & County Use District
PUBLIC UTILITIES	City Water and Sewer
REPORTED BY	Eric Miller

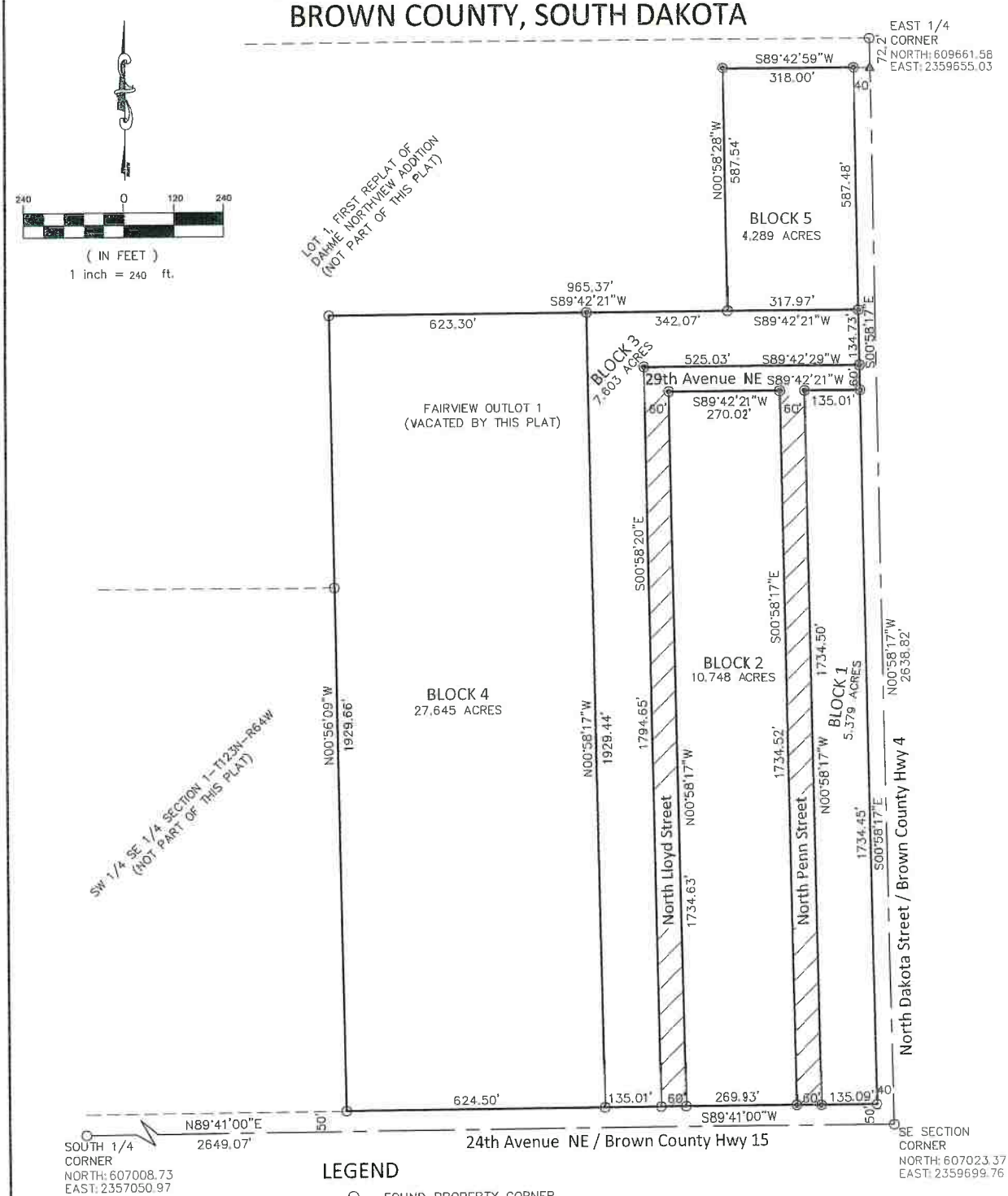
RECOMMENDATION: Staff recommends approval of this Preliminary & Final Plat.

GENERAL COMMENTS: The petitioner is requesting this Preliminary & Final Plat in order to dedicate public Right-of-Way and lay out blocks for future subdividing into smaller lots for a new residential subdivision.

REVIEW: Staff have reviewed this Preliminary & Final Plat.

A-10373

PLAT OF
FAIRVIEW SECOND SUBDIVISION TO THE CITY OF ABERDEEN
IN THE SE 1/4 OF SECTION 1-T123N-R64W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA



LEGEND

- ○ FOUND PROPERTY CORNER
- ◉ SET 5/8" X 18" REBAR WITH SURVEY CAP STAMPED KIESO RLS 9214
- △ CALCULATED POSITION
- ▨ DEDICATED PUBLIC RIGHT OF WAY

DEDICATED RIGHT OF WAY NOTE:

5.502 DEDICATED RIGHT OF WAY ACRES

REGISTERED LAND SURVEYOR
REG. NO.
9214
ROBERT K. KIESO
SOUTH DAKOTA
5/1/26

BASIS OF BEARINGS

SD STATE PLANE NORTH ZONE
NAD 83 (2011) US SURVEY FEET
DISTANCES ARE GROUND

Helms & ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS
416 PRODUCTION STREET N.
Aberdeen, S.D. 57401
Phone: 605.225.1212
Fax: 605.225.3189

DWG. 10373-LS | BY: BKK | SHEET 1 OF 3

A-10373

PLAT OF
FAIRVIEW SECOND SUBDIVISION TO THE CITY OF ABERDEEN IN THE SE 1/4 OF SECTION 1-T123N-R64W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

I, LONNIE G. ANDERSON, AS TRUSTEE OF THE LONNIE G. ANDERSON SURVIVING GRANTOR'S TRUST, DO HEREBY CERTIFY THAT I AM THE OWNER OF AN UNDIVIDED ONE HALF INTEREST OF FAIRVIEW OUTLOT 1 TO THE CITY OF ABERDEEN, IN THE SE 1/4 OF SECTION 1-T123N R64W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA, AND I LONNIE G. ANDERSON, AS TRUSTEE OF THE LONNIE G. ANDERSON IRREVOCABLE CREDIT SHELTER TRUST, DO HEREBY CERTIFY THAT I AM THE OWNER OF AN UNDIVIDED ONE HALF INTEREST OF FAIRVIEW OUTLOT 1 TO THE CITY OF ABERDEEN, IN THE SE 1/4 OF SECTION 1-T123N R64W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA, AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN ON THE ATTACHED PLAT WHICH SHALL BE HEREAFTER KNOWN AND DESCRIBED AS; FAIRVIEW SECOND SUBDIVISION TO THE CITY OF ABERDEEN IN THE SE 1/4 OF SECTION 1-T123N-R64W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA, AS SHOWN BY THIS PLAT, AND I HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE FOREVER AS SUCH, THE STREETS AND ALLEYS, IF ANY, AS SHOWN AND MARKED ON SAID PLAT; AND THAT DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND SEDIMENT CONTROL REGULATIONS.

BY THIS PLAT, WE, DO HEREBY VACATE FAIRVIEW OUTLOT 1 TO THE CITY OF ABERDEEN, IN THE SE 1/4 OF SECTION 1-T123N R64W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA, AS FILED FOR RECORD ON MAY 24, 2015, AND DULY RECORDED AS PLAT NO. 3177, IN THE BROWN COUNTY REGISTER OF DEEDS OFFICE.

LONNIE G. ANDERSON, AS TRUSTEE OF THE LONNIE G. ANDERSON IRREVOCABLE CREDIT SHELTER TRUST

_____
LONNIE G. ANDERSON (TRUSTEE)

Signed this _____ day of _____, 20____

LONNIE G. ANDERSON, AS TRUSTEE OF THE LONNIE G. ANDERSON SURVIVING GRANTOR'S TRUST

_____
LONNIE G. ANDERSON (TRUSTEE)

Signed this _____ day of _____, 20____

ACKNOWLEDGMENT

STATE OF)
COUNTY OF)SS

ON THIS THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED LONNIE G. ANDERSON, AS TRUSTEE OF THE LONNIE G. ANDERSON IRREVOCABLE CREDIT SHELTER TRUST KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF)
COUNTY OF)SS

ON THIS THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED LONNIE G. ANDERSON, AS TRUSTEE OF THE LONNIE G. ANDERSON SURVIVING GRANTOR'S TRUST KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

A-10373

PLAT OF
FAIRVIEW SECOND SUBDIVISION TO THE CITY OF ABERDEEN IN THE SE 1/4 OF SECTION 1-T123N-R64W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, ROBERT K. KIESO, A REGISTERED LAND SURVEYOR OF ABERDEEN, SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED "FAIRVIEW SECOND SUBDIVISION TO THE CITY OF ABERDEEN IN THE SE 1/4 OF SECTION 1-T123N-R64W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA" AS SHOWN ON THE ATTACHED PLAT, THAT I HAVE FOUND AND/OR SET IRON PINS AS INDICATED THEREON. I FURTHER CERTIFY THAT THE WITHIN AND FOREGOING PLAT IS IN ALL RESPECTS TRUE AND CORRECT.

DATED THIS 1ST DAY OF May, 20 26.

ROBERT K. KIESO RLS #9214

CITY PLANNING COMMISSION CERTIFICATE

I HEREBY CERTIFY THAT THE FOLLOWING IS A CORRECT COPY OF THE RESOLUTION DULY PASSED BY THE CITY PLANNING COMMISSION OF ABERDEEN, SOUTH DAKOTA AT A MEETING HELD ON THE _____ DAY OF _____, 20____.

"BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF ABERDEEN, SOUTH DAKOTA, THAT THE PLAT SHOWING FAIRVIEW SECOND SUBDIVISION TO THE CITY OF ABERDEEN IN THE SE 1/4 OF SECTION 1-T123N-R64W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA, HAVING BEEN EXAMINED, IS HEREBY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SDCL 11-3, AND ANY AMENDMENTS THEREOF."

_____
FINANCE OFFICER ABERDEEN, SOUTH DAKOTA

APPROVAL BY CITY

I HEREBY CERTIFY THAT THE FOLLOWING IS A CORRECT COPY OF THE RESOLUTION DULY PASSED BY THE CITY COUNCIL OF ABERDEEN, SOUTH DAKOTA AT A MEETING HELD ON THE _____ DAY OF _____, 20____.

"BE IT RESOLVED BY THE CITY COUNCIL OF ABERDEEN, SOUTH DAKOTA, THAT THE PLAT SHOWING FAIRVIEW SECOND SUBDIVISION TO THE CITY OF ABERDEEN IN THE SE 1/4 OF SECTION 1-T123N-R64W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA HAVING BEEN EXAMINED, IS HEREBY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SDCL 11-3, AND ANY AMENDMENTS THEREOF."

_____
FINANCE OFFICER ABERDEEN, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT ON THIS _____ DAY OF _____, 20_____.

_____
DIRECTOR OF EQUALIZATION, BROWN COUNTY, SOUTH DAKOTA

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY OF THE LANDS INCLUDED IN THE ABOVE PLAT ARE SHOWN BY THE RECORDS OF MY OFFICE TO BE FULLY PAID. SIGNED THIS _____ DAY OF _____, 20_____.

_____
COUNTY TREASURER, BROWN COUNTY, SOUTH DAKOTA

REGISTER OF DEED'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT ____ ____O'CLOCK _____, AND DULY RECORDED IN HANGING PLATS NO. _____.

_____
REGISTER OF DEEDS, BROWN COUNTY, SOUTH DAKOTA

DWG. 10373-LS	BY: BKK	SHEET 3 OF 3