



City of Aberdeen Planning Commission Agenda

6:00 p.m. Regular Meeting

April 21, 2026

City Council Chambers

123 South Lincoln Street

Aberdeen, South Dakota 57401

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) March 17, 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 (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).
- 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).
- 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).

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
March 17, 2026

The City Planning Commission was called to order by Chairman Ward Schumacher. Members present at roll call were Marske, Fjeldheim, Rux, Lien, Schumacher and Zens. Also, present were Ken Hubbard, Community Development Director, David McNeil, City Manager, Ron Wager, City Attorney, Stuart Nelson, City Engineer, and Eric Miller, City Planner.

Fjeldheim moved, and Rux seconded, to approve the Aberdeen City Planning Commission Minutes of February 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 (A-1) Agricultural District to (R-2) Medium Density Residential District described as “Lot 12, Gugel’s First Subdivision, in the SW¼ of Section 6, Township 123 North, Range 63 West of the 5th P.M., Brown County, South Dakota,” (a.k.a. 903 25th Avenue NE – vacant lot one block north of Holgate Middle 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 size and will allow for future single-family residential development. Following discussion, Marske moved, and Zens seconded to approve this item. Upon roll call, all members voting aye, the motion carried.
- 2) Petition to Rezone from (R-2) Medium Density Residential District to (M) Municipal, State, and County Use District described as “Lot 1, Simmons School Subdivision, in the SW¼ of Section 24, Township 123 North, Range 64 West of the 5th P.M., Brown County, South Dakota,” (a.k.a. 1400 Third Street South – Simmons Middle & Elementary Schools). 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 use as a public educational institution. This will allow for a more streamlined process for any future improvements to the campus. Following discussion, Fjeldheim moved, and Zens seconded to approve this item. Upon roll call, Lien aye, Zens aye, Rux abstain, Fjeldheim aye, Schumacher aye, Marske aye (5 aye, 1 abstain), the motion carried.
- 3) Tax Increment Finance District No. 45 Proposal. Eric Miller stated the petitioner is requesting this economic development Tax Increment Finance District (TIF) with the intent of creating a new business/industrial park. This TIF is intended to pay for certain infrastructure construction expenses, improvements, professional/engineering, and financing costs necessary to build the 56.55-acre Roosevelt Park Development west of the current industrial park. As submitted, the TIF No. 45 Project Plan appears to satisfy the requirements set forth in South Dakota Codified Law. Tim Hannigan and Rod Tobin were present to represent this item. Following discussion, Rux moved, and Marske seconded to approve this item. Upon roll call, all members voting aye, the motion carried.
- 4) An ordinance amending the sign regulations of the Aberdeen City Code. Eric Miller stated this Ordinance is requested to amend the sign regulations in Chapter 60 of the Aberdeen City Code. This is a comprehensive amendment to the sign regulations of the Aberdeen City Code including cleanup of grammar, clarifying language of regulations, and removal of unused, outdated, or redundant language; these amendments are requested in order to make the interpretation and implementation of the regulations easier for property owners and staff alike. The most significant changes to the sign code include the following: allowing for off-premises signs in the A-1 (Agricultural) District as a land use secondary to agriculture, clarifying the definition of “Institutional Sign” and increasing the allowable sizes of these signs, eliminating the additional 25 feet setback for digital off-premises signs versus static off-premises signs, increasing the maximum size of off-premise signs from 275 sq. ft. to 300 sq. ft., creating an allowance for a sign identifying a commercial project on an active construction site, increasing the size of signs for residential subdivisions under development, increasing the duration portable signs may be displayed and allowing for non-rigid materials to be used for a portable sign making it easier for businesses to advertise sales or special events, and to create a definition and provision for the installation of “Neighborhood Signs” to identify completed residential subdivisions. Following discussion, Marske moved, and Rux seconded to

approve this item. Upon roll call, Lien abstain, Zens aye, Rux aye, Fjeldheim aye, Schumacher aye, Marske aye (5 aye, 1 abstain), the motion carried.

- 5) Preliminary and Final Plat described as “Lot 1, Krause First Addition to the City of Aberdeen, in the SE¼ of Section 13, Township 123 North, Range 64 West of the 5th P.M., Brown County, South Dakota,” (a.k.a. 416 Kline Street South – ½ block south of First Presbyterian Church). This item was withdrawn from the agenda.

OTHER BUSINESS:

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

Submitted by,



Emily Ellingson
Planning Commission Secretary
March 17, 2026



Aberdeen City Planning Commission

Staff Report

Rezone R-3 to C-2

Meeting Date: **April 21, 2026**

Agenda Item #1

GENERAL INFORMATION

PETITIONER	Mike Carrels
REQUEST	Rezone from (R-3) High Density Residential District to (C-2) Highway Commercial District
LEGAL DESCRIPTION	Lot 2, Carrell's First Subdivision in Aberdeen & Lot 13, Block 2, Thomas Addition of the City of Aberdeen, all in the NE $\frac{1}{4}$ of Section 24, Township 123 North, Range 64 West of the 5th P.M., Brown County, South Dakota
LOCATION	620 State Street South & 515 7 th Avenue SE – South of the Wolf Stop
EXISTING ZONING	High Density Residential District
PROPOSED ZONING	Highway Commercial District
SURROUNDING ZONING	
North:	Highway Commercial District
South:	High Density Residential District
East:	Highway Commercial District
West:	High Density Residential 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 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.

REVIEW: Staff have reviewed this petition to rezone and concur with its approval with the stipulation that a plan to move or remove the vacant house is submitted in conjunction with future development plans.



Petition to Rezone Planning Commission

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

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):	Mike Carrels		
Address			
Phone:	605-725-3401		
Mailing Address:	421 Railroad Ave SE		
City:	Aberdeen	State: SD	Zip: 57401

Property Information	
Address/Location:	620 State Street South & 515 7 th Ave SE (south of the Wolf Stop)
Legal Description:	Lot 2, Carrell's First Subdivision in Aberdeen & Lot 13, Block 2 Thomas Addition of the City of Aberdeen all in the NE 1/4 of Section 24-T123N-R64W of the 5 th P.M., Brown County, South Dakota
Current Zoning:	R-3
Proposed Zoning:	C-2
Size of Parcel:	92' x 129.8' (.261 acres) + 44' x 142' (.143 acres)
Existing Land Use:	Vacant/undeveloped & Vacant Residential

Purpose of Petition
To allow for future commercial development

Jayna Sietler
Signature

4-2-2026
Date

Office Use Only					
Ordinance No:	26-04-01				
Date:	4/2/26	Receipt #	R01570641	Fee:	250 ⁰⁰
Sign Issued <input type="checkbox"/>			Site Plan <input type="checkbox"/>		
PC Meeting:	4/21/26	1 st Reading:	4/27/26	2 nd Reading/Final Adoption:	5/4/26
Received By:					



Rezone Proposal

Address: 620 State St S & 515 7th Ave SE

Legal Description: Lot 2, Carrell's First Subdivision in Aberdeen & Lot 13, Block 2 Thomas Addition of the City of Aberdeen all in the NE 1/4 of Section 24-T123N-R64W of the 5th P.M., Brown County, South Dakota.

Current Zoning: R-3 (High Density Residential)

Proposed Zoning: C-2 (Highway Commercial)



Ordinance No: 26-04-01 Date: 4/06/2026

For Advisory purposes only; not a legal document.

Rezone Overview

Address: 620 State St S & 515 7th Ave SE

Legal Description: Lot 2, Carrell's First Subdivision in Aberdeen & Lot 13, Block 2 Thomas Addition of the City of Aberdeen all in the NE 1/4 of Section 24-T123N-R64W of the 5th P.M., Brown County, South Dakota.



For Advisory purposes only; not a legal document.



Aberdeen City Planning Commission

Staff Report

Rezone R-3 to M

Meeting Date: **April 21, 2026**

Agenda Item #2

GENERAL INFORMATION

PETITIONER	City of Aberdeen
REQUEST	Rezone from (R-3) High Density Residential District to (M) Municipal, State, and County Use District
LEGAL DESCRIPTION	Lots 13 through 20, Block 9, Roche's East Side Addition to Aberdeen except dedicated right-of-way, in the SW $\frac{1}{4}$ of Section 17, Township 123 North, Range 63 West of the 5th P.M., Brown County, South Dakota
LOCATION	13 Roosevelt Street South – City Park north of the National Guard Armory
EXISTING ZONING	High Density Residential District
PROPOSED ZONING	Municipal, State, and County Use District
SURROUNDING ZONING	
North:	Neighborhood Commercial District
South:	High Density Residential District
East:	High Density Residential District
West:	Trailers, Trailer Parks & Planned Residential Area 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 bring the property into a district that is consistent with its municipal use as a public park.

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

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):	City of Aberdeen				
Phone:	605-626-7017				
Mailing Address:	123 S. Lincoln St				
City:	Aberdeen	State:	SD	Zip:	57401

Property Information			
Address/Location:	13 Roosevelt Street South - City Park north of National Guard Armory		
Legal Description:	Lots 13 through 20, Block 9, Roche's East Side Addition to Aberdeen except dedicated right-of-way, in the SW ¹ / ₄ of Section 17 - T123N-R63W OF the 5 th P.M., Brown County, South Dakota		
Current Zoning:	R-3	Proposed Zoning:	M
Size of Parcel:	240 x 104.81' (.577 acres)		
Existing Land Use:	City Park		

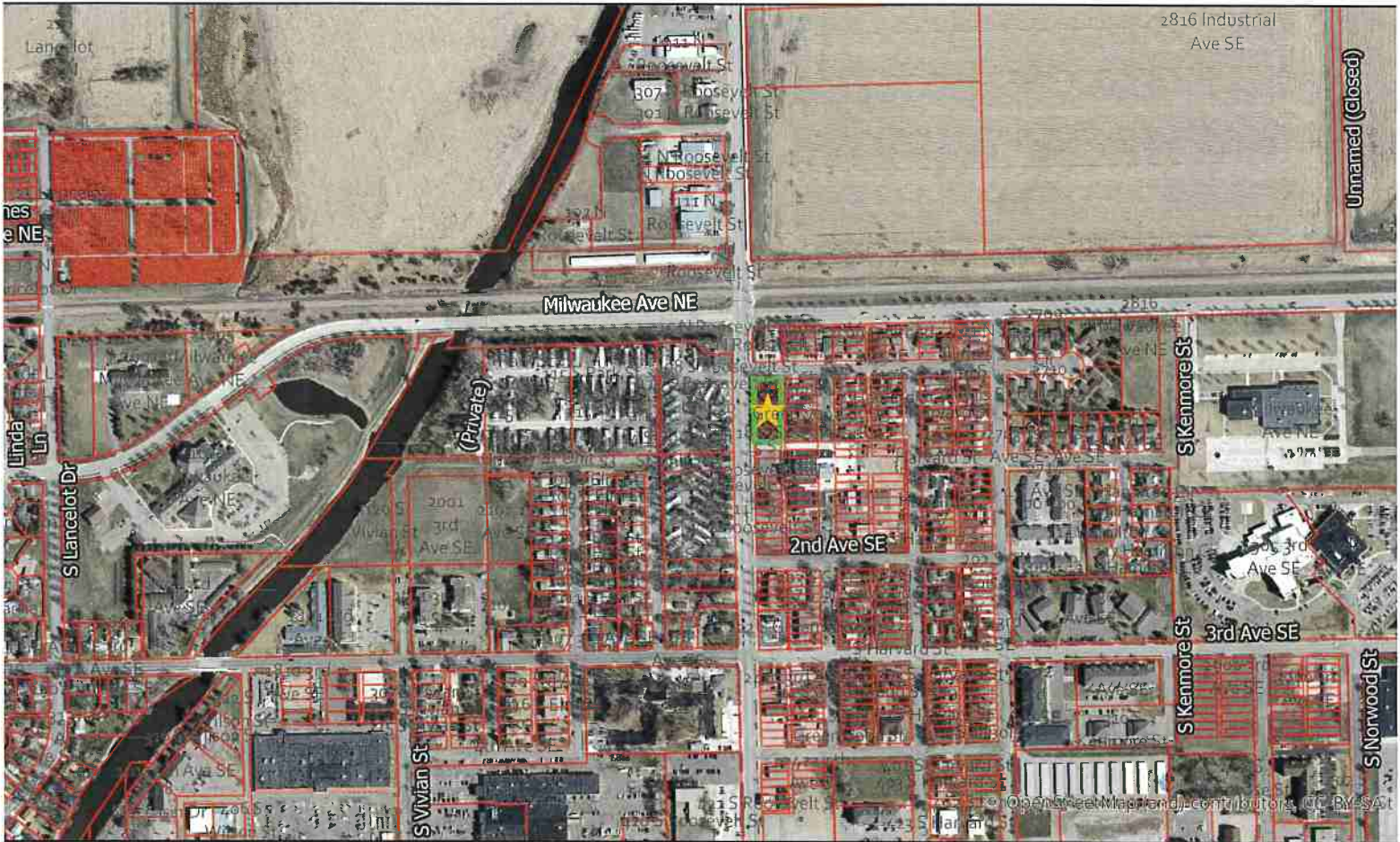
Purpose of Petition	
Rezone to a district that is consistent with its municipal use.	
	Date: 4/6/26

Office Use Only					
Ordinance No:	2604-02				
Date:	4/3/26	Receipt #	N/A	Fee:	N/A
Sign Issued <input checked="" type="checkbox"/>	EM		Site Plan <input type="checkbox"/>		
PC Meeting:	4/21/26	1 st Reading:	4/27/26	2 nd Reading/Final Adoption:	5/4/26
Received By:	EM				

Rezone Overview

Address: 13 Roosevelt St S

Legal Description: Lots 13 through 20, Block 9, East Side Addition to Aberdeen except dedicated right-of-way, in the SW1/4 of Section 17-T123N-R63W of the 5th P.M., Brown County, South Dakota.



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Rezone Proposal

Address: 13 Roosevelt St S

Legal Description: Lots 13 through 20, Block 9, East Side Addition to Aberdeen except dedicated right-of-way, in the SW1/4 of Section 17-T123N-R63W of the 5th P.M., Brown County, South Dakota.

Current Zoning: R-3 (High Density Residential)

Proposed Zoning: M (Municipal, state and county use district)



Ordinance No: 26-04-02

Date: 4/06/2026

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Aberdeen City Planning Commission

Staff Report

Rezone C-2 to M

Meeting Date: **April 21, 2026**

Agenda Item #3

GENERAL INFORMATION

PETITIONER	City of Aberdeen
REQUEST	Rezone from (C-2) Highway Commercial District to (M) Municipal, State, and County Use District
LEGAL DESCRIPTION	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
LOCATION	125 Lafayette Street South – City water retention pond east of Mike Miller Elementary School
EXISTING ZONING	Highway Commercial District
PROPOSED ZONING	Municipal, State, and County Use District
SURROUNDING ZONING	
North:	Highway Commercial District
South:	Highway Commercial District
East:	Highway Commercial District
West:	Medium Density Residential 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 bring the property into a district that is consistent with its municipal use as a water retention pond.

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

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):	City of Aberdeen				
Phone:	605-626-7017				
Mailing Address:	123 S. Lincoln St				
City:	Aberdeen	State:	SD	Zip:	57401

Property Information			
Address/Location:	125 Lafayette Street South - Holding Pond north of the mall		
Legal Description:	Lot 2, Centennial Commons Third Addition to the City of Aberdeen in the SE 1/4 of Section 17-T123N-R63W of the 5 th P.M., Brown County, South Dakota		
Current Zoning:	C-2	Proposed Zoning:	M
Size of Parcel:	5.31 acres		
Existing Land Use:	Holding Pond		

Purpose of Petition	
Rezone to a district that is consistent with its municipal use.	
Signature	Date

Office Use Only					
Ordinance No:	26-04-03				
Date:	4/3/26	Receipt #	N/A	Fee:	N/A
Sign Issued <input checked="" type="checkbox"/>	EM		Site Plan <input type="checkbox"/>		
PC Meeting:	4/21/26	1 st Reading:	4/27/26	2 nd Reading/Final Adoption:	5/4/26
Received By:	EM				



Rezone Proposal

Address: 125 Lafayette St S

Legal Description: Lot 2, Centennial Commons Third Addition to the City of Aberdeen in the SE1/4 of Section 17-T123N-R63W of the 5th P.M., Brown County, South Dakota.

Current Zoning: C-2 (Highway commercial district)

Proposed Zoning: M (Municipal, state and county use district)



Ordinance No: 26-04-03

Date: 4/06/2026

For Advisory purposes only; not a legal document.

