

**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 Hubbart, 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 5<sup>th</sup> P.M., Brown County, South Dakota,” (a.k.a. 903 25<sup>th</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> 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,

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Emily Ellingson  
Planning Commission Secretary  
March 17, 2026