

MINUTES
BOARD OF ZONING ADJUSTMENT
March 12, 2026

The Board of Zoning Adjustment Meeting was held on Thursday, March 12, 2026, in the Aberdeen City Hall, First Floor Council Chambers, Aberdeen, South Dakota with Babcock presiding as Chairman. Chairman Babcock called the meeting to order. Members present at roll call were Gardner, Weigel, Babcock, Sommers and Schumacher. Also present were Eric Miller, City Planner, Ken Hubbart, Community Development Director, Paula Nelson, City Planner, Barry Dunlavy, Building Official, Benjamin Phillips, GIS Coordinator, Brandon Smith, Building Inspector, Mike Hepola, Code Enforcement Officer, and Destin Spellman, Assistant City Engineer.

Gardner moved, and Sommers seconded, to approve the Board of Zoning Adjustment Minutes of February 12, 2026, all members voting aye, the motion carried.

OPEN FORUM – No one was present.

Paula Nelson recited the Board of Zoning Adjustment Meeting Information and Procedure Statement.

OLD BUSINESS – None.

NEW BUSINESS:

- 1) Rodney A Mack requested permission, as per site plan submitted, to 1) construct a monopole cell tower, which would be a Special Exception in a (C-2) Highway Commercial District, and 2) request permission to construct a 150' tall cell tower rather than the permitted 45', which would be a 105' Maximum Height Variance, all on Lot 2, Teigen 3rd Addition, NW ¼ of Section 29, T123N-R63W, a.k.a. 2516 Melgaard Rd E. Chris Monson was present to represent the property.

Staff's report included findings and recommendation for approval of the Special Exception upon conditions. Gardner moved, and Sommers seconded to approve the Special Exception upon the following conditions: (1) Applicant must notify Aberdeen Regional Airport, Avera St Luke's, and Sanford Hospitals and written responses from these entities must be provided to the Community Development Department prior to permitting. (2) Plans must be submitted and approved prior to issuance of a building permit. (3) Because the property is located within the floodplain, a floodplain Development Permit will need to be completed and approved prior to the issuance of a Building Permit. (4) Per the Fire Marshal, if the site requires a propane tank, a combustible/flammable tank installation permit must be filled out and submitted to the fire department for review. (5) Property pins must be located to verify setbacks at the time of inspections. (6) All required inspections must be completed. Chris Monson verbally accepted the conditions of approval. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION CONDITIONALLY APPROVED**

Staff's report included findings and recommendations for approval of the Maximum Height Variance. Weigel moved, and Sommers seconded to approve the Maximum Height Variance. Upon roll call, all members voting nay, the motion carried. **MAXIMUM HEIGHT VARIANCE APPROVED**

- 2) Brady and Michelle Lesnar requested permission, as per site plan submitted, for 1) existing house and 12' x 29' enclosed porch to remain 17' from the East property line rather than the required 25' which would be a 8' Building Variance, 2) existing detached garage to remain 2' from the West property line rather than the required 5' which would be a 3' Building Variance, in order to 3) construct a new larger 14' x 29' enclosed porch 15' from the East property line rather than the required 25' which would be a 10' Building Variance, and 4) construct a new 3-stall attached garage 6' from the West property line rather than the required 20' which would be a 14' Building Variance, all on Lesnar First Addition to the City of Aberdeen, a.k.a. 1021 Lincoln St N. Brady Lesnar was present to represent the property.

Staff's report included findings and recommendation for approval of the Building Variances. Schumacher moved, and Gardner seconded to approve items #1 and #2. Upon roll call, all members voting aye, the motion carried. **BUILDING VARIANCES APPROVED.**

Staff's report included findings and recommendation for denial of the Building Variance. Schumacher moved, and Gardner seconded to approve item #3. Upon roll call, all members voting nay, the motion carried. **BUILDING VARIANCE DENIED**

Staff's report included findings and recommendation for denial of the Building Variance. Weigel moved, and Schumacher seconded to deny item #4. Upon roll call, all members voting aye, the motion carried. **BUILDING VARIANCE DENIED.**

- 3) 4 aces, LLC requested permission to permit the conversion of an existing single family residence to a 2-family residence, which would be a Special Exception in a (R-1) Low Density Residential District, all on Lot 1, Block 5, 19th Addition to Highland North to the City of Aberdeen, a.k.a. 2203 N State St. Jeff Moench was present to represent the property.

Staff's report included findings and recommendations for approval of the Special Exception upon conditions. Schumacher moved, and Gardner seconded to approve the Special Exception upon the following conditions: (1) Plans must be submitted and approved prior to issuance of a Building Permit. (2) A Building Permit must be obtained. (3) Each bedroom shall have one egress window. (4) Smoke detectors are required in each bedroom. (5) Smoke/CO detectors are required directly outside each bedroom. (6) One-hour rated separation wall required between furnace and units. (7) Floor/ceiling assembly shall be one-hour rated. (8) Walls between units shall be one-hour rated. (9) 7' ceiling height shall be maintained. (10) Stairways shall also be of one-hour rated construction. (11) Each unit shall have an operational kitchen and bathroom. (12) All required inspections must be completed. (13) Must provide three designated off-street parking stalls. Jeff Moench verbally accepted the conditions of approval. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION CONDITIONALLY APPROVED.**

- 4) SWS Rentals requested permission, to Appeal a condition of the determination of the Board of Zoning Adjustment decision from November 13, 2025, to seek an extension of the project's completion deadline, all on Lot 1, Suedmeier Addition to the City of Aberdeen, a.k.a. 106 Lloyd St N. Scott Suedmeier was present to represent the property.

Staff's report included findings and recommendations for denial of the Appeal. Schumacher moved, and Weigel seconded to deny the Appeal. Upon roll call, Weigel nay, Sommers aye, Babcock nay, Gardner nay, Schumacher nay, (4 nay, 1 aye), the motion failed. Upon further discussion, Schumacher moved, and Babcock seconded to approve the Appeal upon the following condition: (1) All structures must be fully connected to the primary structure and set on a completed foundation, with all backfilling, exterior roofing, siding and any other exterior improvements finished no later than July 1, 2026. If these requirements are not met by July 1, 2026, the City will immediately proceed with abatement of the property via demolition after July 1, 2026. Upon roll call, Weigel aye, Sommers nay, Babcock aye, Gardner aye, Schumacher aye, (4 aye, 1 nay), the motion carried. **APPEAL CONDITIONALLY APPROVED.**

OTHER BUSINESS:

There being no further business before the Board, Weigel moved, and Sommers seconded, to adjourn the meeting, all members voting aye, the motion carried.

Emily Ellingson
Board of Zoning Adjustment Secretary
March 12, 2026