

**MINUTES
BOARD OF ZONING ADJUSTMENT
February 12, 2026**

The Board of Zoning Adjustment Meeting was held on Thursday, February 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, Benjamin Phillips, GIS Coordinator, Brandon Smith, Building Inspector, Mike Hepola, Code Enforcement Officer, Destin Spellman, Assistant City Engineer and Emily Ellingson, Board of Zoning Adjustment Secretary.

Gardner moved, and Weigel seconded, to approve the Board of Zoning Adjustment Minutes of January 8, 2026, all members voting aye, the motion carried.

OPEN FORUM – No one was present.

Ken Hubbart recited the Board of Zoning Adjustment Meeting Information and Procedure Statement.

OLD BUSINESS – None.

NEW BUSINESS:

- 1) Andrew Woehl requested permission, as per site plan submitted, to 1) construct a 840 sf detached garage rather than the required 709 sf, which would be a 131 sf Accessory Structure Lot Coverage Variance, and 2) construct a 28' x 30' detached garage 11'2" from the North property line rather than the required 25', which would be a 13'10" Building Variance, all on Lot 1-2, Block 52, West Aberdeen Addition, a.k.a. 502 Ninth St S. Andrew Woehl was present to represent the property.

Staff's report included findings and recommendation for denial of the Accessory Structure Lot Coverage Variance upon conditions. Schumacher moved, and Gardner seconded to approve the Variance upon the following conditions: (1) Property must be replatted prior to construction. (2) Plans must be submitted and approved prior to issuance of a Building Permit. (3) Building Permit must be obtained. (4) Property lines must be located to verify setbacks at time of inspection. (5) All required inspections must be completed. Andrew Woehl verbally accepted the conditions of approval. Upon roll call, all members voting aye, the motion carried. **ACCESSORY STRUCTURE LOT COVERAGE VARIANCE CONDITIONALLY APPROVED.**

Staff's report included findings and recommendations for denial of the Building Variance. Schumacher moved, and Sommers seconded to approve the Building Variance. Upon roll call, all members voting nay, the motion failed. Upon further discussion, Schumacher moved, and Sommers seconded to approve the Building Variance upon the following conditions: (1) Detached garage must be constructed 14' from the North Property line rather than the requested 11'2" (2) Property must be replatted prior to construction. (3) Plans must be submitted and approved prior to issuance of a Building Permit. (4) Building Permit must be obtained. (5) Property lines must be located to verify setbacks at time if inspection. (6) All required inspections must be completed. Andrew Woehl verbally accepted the conditions of approval. Upon roll call, all members voting aye, the motion carried. **BUILDING VARIANCE CONDITIONALLY APPROVED.**

- 2) Consideration of possible revocation of Special Exception granted on July 13, 2023, for the open storage, parking and sale of vehicles and related items for Loren Feist d.b.a. Advance Automotive all on Lot 1, Clinton's First Subdivision, a.k.a. 720 Sixth Ave SW. Nobody was present to represent the property.

Staff's report included findings and recommendation for approval of the revocation of Special Exception. Sommers moved, and Schumacher seconded to approve the revocation of Special Exception. Upon roll call, all members voting aye, the motion carried. **REVOCATION OF SPECIAL EXCEPTION 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
February 12, 2026