

MINUTES
ABERDEEN CITY PLANNING COMMISSION
February 17, 2026

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

Fjeldheim moved, and Zens seconded, to approve the Aberdeen City Planning Commission Minutes of November 18, 2025, all members voting aye, the motion carried.

OPEN FORUM – No one was present.

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

- 1) An ordinance amending the sign regulations of the Aberdeen City Code. This item was removed from the agenda.
- 2) Petition to Rezone from(R-3) High Density Residential District to (M) Municipal, State, and County Use District described as “Lot 7, Block 6, HAPI 2nd North Aberdeen Subdivision, in the NW¼ of Section 6, Township 123 North, Range 63 West of the 5th P.M., Brown County, South Dakota,” (a.k.a. 3304 Harrison Street North – city park and holding pond in the NE corner of HAPI North Subdivisions). 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 the future site of a city park and an existing water retention pond. Following discussion, Rux moved, and Zens seconded to approve this item. Upon roll call, all members voting aye, the motion carried.
- 3) Petition to Rezone from (R-2) Medium Density Residential District to (M) Municipal, State, and County Use District described as “Lot 2, 2nd Replat of Southaven First Addition to the City of Aberdeen, in the NW¼ of Section 30, Township 123 North, Range 63 West of the 5th P.M., Brown County, South Dakota,” (a.k.a. 2006 Lawson Street South – future city park, south of First Baptist Church). 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 the future site of a city park. Following discussion, Fjeldheim moved, and Mitchell seconded to approve this item. Upon roll call, all members voting aye, the motion carried.
- 4) Petition to Rezone from (I-1) Industrial Park District to (M) Municipal, State, and County Use District described as “Lot 1, NE Water Tower Addition to the City of Aberdeen, in the NE¼ of the NW¼ of Sections 16, Township 123 North, Range 63 West of the 5th P.M., Brown County, South Dakota,” (a.k.a 4406 Eighth Avenue NE – new water tower east of 3-M). 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 the future site of a city water tower. Following discussion, Rux moved, and Zens seconded to approve this item. Upon roll call, all members voting aye, the motion carried.
- 5) Permission to install new super graphic signs in a (C-3) Central Business District. Eric Miller stated the petitioner is requesting to allow two previously painted super graphic signs/murals to remain on the west side of the building. These murals were painted several years ago and went unnoticed until recently. Super graphic signs or murals are allowed provided they do not directly advertise the business where they are located, and their value is purely artistic and require permission from the City Planning Commission and City Council. As these were previously painted, this request is to bring their existence into compliance with City Zoning Code. Following discussion, Fjeldheim moved, and Rux seconded, to approve this item with the following stipulation: (1) The super graphics are maintained in accordance with Sec. 60-341(g) of the Aberdeen City Code. Upon roll call, all members voting aye, the motion carried.

OTHER BUSINESS:

1) Election of Officers

Marske opened nominations by nominating Ward Schumacher for Chairman. Mitchell seconded the nomination. There being no further nominations for Chairman, all members voting aye to elect Ward Schumacher as Chairman, the motion carried.

Mitchell opened nominations by nominating Clint Rux for Vice-Chairman. Fjeldheim seconded the nomination. There being no further nominations for Vice-Chairman, all members voting aye to elect Clint Rux as Vice-Chairman, the motion carried.

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

Submitted by,

Emily Ellingson
Planning Commission Secretary
February 17, 2026