

MINUTES
BOARD OF ZONING ADJUSTMENT
January 8, 2026

The Board of Zoning Adjustment Meeting was held on Thursday, January 8, 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, Barry Dunlavy, Building Official, Benjamin Phillips, GIS Coordinator, Mike Hepola, Code Enforcement Officer, Paula Nelson, City Planner, Destin Spellman, Assistant City Engineer and Emily Ellingson, Board of Zoning Adjustment Secretary.

Gardner moved, and Sommers seconded, to approve the Board of Zoning Adjustment Minutes of December 11, 2025, 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) Padgett Auto Sales and Old Hickory requested permission, as per site plan submitted, to permit the expansion of open storage and sale of storage sheds, which would be a Special Exception in the (C-2) Highway Commercial District, all on Lot 1, Northwest Realty, a.k.a. 805 Sixth Ave SW. Tim Padgett was present to represent the property.

Staff's report included findings and recommendation for approval of the Special Exception upon conditions. Gardner moved, and Schumacher seconded to approve the Special Exception upon the following conditions: (1) This Special Exception is for Padgett Auto Sales and Old Hickory only, as long as they are the owner/operator of the proposed use and in compliance with all conditions applied to this Special Exception. (2) All storage sheds and other materials associated with the business must be neatly organized and stored appropriately. (3) The property itself must be properly maintained. (4) No junk (vehicles/equipment), debris, discard, building material waste, or trash may be stored on site. (5) Vegetation growth (volunteer trees, grass and weeds) must be maintained. (6) Corner visibility triangles must be kept clear. (7) Sheds over 200 square feet shall be secured from overturning during 115 mph wind event. Temporary hold downs may be required per Building Official. (8) No more than 40 storage sheds may be stored on the property at any given time as determined by the Board following discussion. (9) The grassed area located North of existing detached garage shall be converted to a gravel surface, with completion no later than June 1, 2026. (10) All temporary signs must be immediately removed (or properly permitted) from storage sheds on display. (11) Sign permits must be obtained by January 22, 2026, for the face changes previously made to the freestanding sign (located on 727 6th Ave SW) and wall sign (located on East side of building). Tim Padgett verbally accepted the conditions of approval. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION 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. Loren Feist was present to represent the property.

Staff's report included findings and recommendation for approval of the revocation of Special Exception. Schumacher moved, and Sommers seconded to approve the revocation of Special Exception. Upon further discussion, Schumacher moved, and Weigel seconded to table this item until the February 12, 2026, Board of Zoning Adjustment meeting. Upon roll call, all members voting aye, the motion carried.

OTHER BUSINESS:

- 1) Schumacher opened nominations by nominating Bob Babcock for Chairman. Sommers seconded the nomination. There being no further nominations for Chairman, all members voting aye to elect Bob Babcock as Chairman, the motion carried.
- 2) Schumacher opened nominations by nominating Don Weigel for Vice-Chairman. Sommers seconded the nomination. There being no further nominations for Vice-Chairman, all members voting aye to elect Don Weigel as Vice-Chairman, the motion carried.

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
January 8, 2026