

**HARRISBURG PLANNING COMMISSION
APPROVED MINUTES OF THE REGULAR MEETING OF APRIL 9, 2019
HELD AT 6:00 P.M. IN THE CITY HALL CONFERENCE ROOM**

CALL TO ORDER

Chairman Bicknase called the Planning Commission to order at 6:00 p.m. Present were Commission members Bicknase, Doyen, Groen, Schipper, and Tank as well as Ryan Berg, Wendi Hogan, Brian Jackson, Chris Kindt, Michael McMahon, Mitch Mergen, and Andrew Pietrus.

PUBLIC COMMENT

No public comment was offered.

PUBLIC HEARING

A Public Hearing has been scheduled at 6:05 p.m. to accept public comment on a rezoning request for Tract E of the Devitt Farm Addition and a portion of the SW¼ of Section 36, T100N, R50W, 5th P.M., City of Harrisburg, Lincoln County, SD from General Business and R-1 Single Family Detached Residential Zoning Districts to R-2 Low Density Residential District. This Public Hearing will also accept public input on a Planned Unit Development Conditional Use Permit for the same property.

BUSINESS ITEMS

1. Approval of the agenda for the April 9, 2019 regular meeting.

Groen moved, with Tank seconding, to approve the agenda for the April 9, 2019 regular meeting as presented. The motion was approved by a unanimous vote.

2. Approval of the minutes of the March 12, 2019 regular Planning Commission meeting.

Tank moved, with Doyen seconding, to approve the minutes of the March 12, 2019 regular meeting as presented. The motion was approved by a unanimous vote.

3. Review of Application for a Zoning Amendment for Tract E of the Devitt Farm Addition and a portion of the SW¼ of Section 36, T100N, R50W, 5th P.M., City of Harrisburg, Lincoln County, South Dakota from GB and R-1 to R-2.

After a brief discussion, Tank moved with Doyen seconding, to approve this Rezoning request and to recommend to the City Council that this request be approved. The motion was approved by a unanimous vote.

4. Review of Application for a Planned Unit Development application for Tract E of the Devitt Farm Addition and a portion of the SW¼ of Section 36, T100N, R50W, 5th P.M., City of Harrisburg, Lincoln County, South Dakota to allow reduced lot widths of 58' and reduced side yard setbacks of 5' on R-2 Low Density Residential District lots.

After a brief discussion, Tank moved, with Schipper seconding, to approve this PUD as requested. The motion was approved by a unanimous vote.

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5. Application to Keep Chickens at 704 Tiger Street.

Tank moved, with Groen seconding, to approve this Application to Keep Chickens. The motion was approved by a unanimous vote.

6. Review letters of interest for the Planning Commission vacancy and recommendation to the Mayor and City Council.

After a brief review of the four letters of interest received and hearing from applicants, Schipper moved, with Groen seconding, to recommend that Chris Kindt be appointed to fill the current vacancy on the Commission. The motion was approved by a unanimous vote.

7. Election of Officers.

After a brief discussion about waiting until the vacant seat is filled, Schipper moved, with Groen seconding, to postpone the election of officers to the May Commission meeting. The motion was approved by a unanimous vote.

REPORTS AND COMMISSION MEMBER INPUT

McMahon provided building and development activity reports for March, 2019.

Doyen expressed concerns about the appearance and location of new mini-warehouse (storage) units. As the Commission discussed this issue, several concerns were expressed about the need for additional appearance and location criteria for this type of use in the Zoning Regulations. Tank moved, with Doyen seconding, to recommend to the City Council that a moratorium on new mini-warehouse storage units be imposed while the Zoning Regulations are rewritten to change this type of use to require a Conditional Use Permit and to create additional use and location criteria. The motion was approved by a unanimous vote.

Several Commission members expressed concerns about the car wash and private club activities that are taking place in the Dynamic Development Addition's contractor shop building. The consensus of the Commission was to direct staff to invite the developer, Mark Fiechtner, to the next Planning Commission meeting to discuss these zoning code violations and to consider a prohibition of further development activity in the subdivision until these violations are removed.

Tank noted that a house for sale on South Perry Lane is displaying a banner sign that is in violation of City sign regulations. Staff was directed to contact the owner and realtor to remove this violation.

Tank moved, with Groen seconding, to adjourn. The motion was approved by a unanimous vote. The Commission adjourned at 6:55 p.m.

Respectfully submitted,

Michael McMahon, Planning & Zoning Administrator