

**HARRISBURG PLANNING COMMISSION
APPROVED MINUTES OF THE REGULAR MEETING OF MARCH 8, 2016
HELD AT 6:00 P.M. IN THE CITY HALL CONFERENCE ROOM**

CALL TO ORDER

Chairman Bicknase called the meeting to order at 6:00 p.m.

Members present: Bicknase, Kvasnicka, Schipper, Swenson, and Tank.

Staff present: Brown and McMahon.

Others present: Jason Seykora and Julie Terrell.

APPROVAL OF AGENDA

1. To approve the agenda for the March 8, 2016 regular meeting.

Tank moved, with Schipper seconding, to approve the agenda as presented. The motion was approved by a unanimous vote.

OLD BUSINESS

2. Approval of the minutes of the Commission meetings of December 8, 2015 and January 12, 2016.

Swenson moved, with Schipper seconding, to approve the minutes of December 8 as presented. The motion was approved by a unanimous vote.

Schipper moved, with Swenson seconding, to approve the minutes of January 12, 2016 as presented. The motion was approved by a unanimous vote.

It was noted that the February meeting was not held.

NEW BUSINESS

3. Review of Plat of Tract 2 of Hoffman's Addition, located in the E½ of Government Lot 2 of the NW¼ of Section 3, T99N, R50W, 5th P.M., Lincoln County, SD.

After review of the plat, Tank moved, with Schipper seconding, to approve the Plat of Tract 2 of Hoffman's Addition as presented. The motion was approved by a unanimous vote.

4. Review of Plat of Tract 6A and Tract 6B of Timm's Addition, located in the E½SE¼ of Section 19, T99N, R49W, 5th P.M., Lincoln County, SD.

After review of the plat, Tank moved, with Swenson seconding, to approve the Plat of Tract 6A and Tract 6B of Timm's Addition as presented. The motion was approved by a unanimous vote.

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5. Review of the proposed revision of the City's Subdivision Regulations.

The Commission reviewed the proposed revised Regulations and extensively discussed them with Brown and McMahon. Kvasnicka moved, with Tank seconding, to recommend to the City Council that the revised Subdivision Regulations be adopted as proposed after the City Attorney revises Appendix A, the template Subdivision Construction Agreement. The motion was approved by a unanimous vote.

6. Recommendation to the City Council to amend the City's Residential Building Code.

Seykora and Terrell were present as representatives of the Sioux Empire Homebuilders Association to urge the Commission to approve 2 amendments to the 2015 Residential Building Code. The first amendment would adopt Section R302.13, Fire Protection of Floors, out of the Code. This section requires that the ceiling of an unfinished basement in a new home be covered with gypsum board to protect the floor assembly from fire damage. McMahon noted that 97% of new homes constructed with unfinished basements have a building permit issued to finish the basement within two years of occupancy. This would require removal of the gypsum board on the basement ceiling to allow installation of electrical, plumbing, and HVAC equipment, which would then force installation of new sheetrock on the basement ceiling to finish the basement. The removal of this section from the Code will conserve resources and save new home buyers several thousand dollars without a significant reduction to the safety of the structure.

The second amendment would eliminate an existing local amendment to the Code concerning termite protection of new homes (Section R317.1, Location required, and R317.1.1 Field treatment). The existing amendment reduces the distance that wood framing members that rest on concrete or masonry exterior foundation walls are required to be above exposed ground for termite protection from 8" to 6". Local construction practices have been the basis for this local amendment but a recent change in federal home loan standards have made this change a reason to deny or severely encumber home loans. This has driven a change in construction practices and removes the need for this Code amendment.

Tank moved, with Schipper seconding, to recommend to the City Council that the proposed changes to the City's adopted Residential Building Code to amend out Section R302.13 and to remove the existing amendments to Sections R317.1 and R317.1.1 be adopted. The motion was approved by a unanimous vote.

GUEST INPUT

No guest input was offered.

ADMINISTRATIVE REPORTS AND COMMISSION INPUT

7. Building and development activity reports for February, 2016.

McMahon presented reports on building and development activity for February.

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8. Election of officers.

Tank nominated Bicknase for Chairman. Tank moved, with Swenson seconding, to cease nominations and cast a unanimous ballot for Bicknase for Chairman. The motion was approved by a unanimous vote.

Bicknase nominated Tank for Vice-Chairman. Bicknase moved, with Kvasnicka seconding, to cease nominations and cast a unanimous ballot for Tank for Vice-Chairman. The motion was approved by a unanimous vote.

ADJOURNMENT

Tank moved, with Kvasnicka seconding, to adjourn. The motion was approved by a unanimous vote. The Commission meeting adjourned at 6:59 p.m.

Respectfully submitted,

Michael McMahon
Planning & Zoning Administrator