

**HARRISBURG PLANNING COMMISSION  
APPROVED MINUTES OF THE REGULAR MEETING OF MAY 10, 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, Kindt, Kvasnicka, Schipper, Swenson, and Tank.

Staff present: Brown and McMahon. Others present: Patrick Andrews, Kristen Benidt, and Steve VanBuskirk.

**APPROVAL OF AGENDA**

1. To approve the agenda for the May 10, 2016 regular meeting.

Tank moved, with Swenson 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 meeting of April 12, 2016.

Kindt moved, with Kvasnicka seconding, to approve the minutes of April 12, 2016 as presented. The motion was approved by a unanimous vote.

**PUBLIC HEARINGS**

3. Public Hearing scheduled for 6:05 p.m. to accept public input on a request to rezone 3.03 acres of the SW¼ of Section 35, T100N, R50W, 5<sup>th</sup> PM, City of Harrisburg, Lincoln County, SD from Agricultural Zoning District to R-2 Multi-Family Residential Zoning District.

The Chairman called the Public Hearing to order at 6:05 p.m. No public input was offered. The Chairman closed the Public Hearing at 6.06 p.m.

4. Public Hearing scheduled for 6:15 p.m. to accept public input on an application for a Conditional Use Permit to allow a cabinet-making shop to operate in a GB General Business Zoning District at Lot 3 of Block 1 of the Harrisburg Furniture Barn Addition (108 W. Willow Street, Suite E).

The Chairman called the Public Hearing to order at 6:15 p.m. No public input was offered. The Chairman closed the Public Hearing at 6.16 p.m.

5. Public Hearing scheduled for 6:30 p.m. to accept public input on an amendment to the City's Comprehensive Plan.

The Chairman called the Public Hearing to order at 6:30 p.m. No public input was offered. The Chairman closed the Public Hearing at 6.31 p.m.

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**NEW BUSINESS**

6. Recommendation to the City Council on a request to rezone 3.03 acres of the SW¼ of Section 35, T100N, R50W, 5<sup>th</sup> PM, City of Harrisburg, Lincoln County, SD from Agricultural Zoning District to R-2 Multi-Family Residential Zoning District.

Motion by Tank, seconded by Schipper, to recommend to the City Council that this Zoning Amendment be approved. The motion was approved by a unanimous vote.

7. Review and action on an application for a Conditional Use Permit to allow a cabinet-making shop to operate in a GB General Business Zoning District at Lot 3 of Block 1 of the Harrisburg Furniture Barn Addition (108 W. Willow Street, Suite E).

Motion by Schipper, seconded by Kindt, to approve this CUP subject to the following conditions:

1. The shop may operate between the hours of 7:00 a.m. and 10:00 p.m. on Monday through Saturday;
2. No outside storage shall be allowed for the shop;
3. Shop signage shall be limited to one wall sign on the shop building and to one sign board on the existing ground sign facing Willow Street;
4. Areas for off-street parking and unloading will be confined to Lot 3 of Block 1 of the Harrisburg Furniture Barn Addition;
5. This CUP may be reviewed annually by the Planning Commission.

The motion was approved with Kvasnicka voting against and all others voting for the motion.

8. Review of Plat of Lot 1 of the La Valley Township Addition, located in the SE¼ of Section 16, T99N, R50W, 5<sup>th</sup> P.M., Lincoln County, SD.

Motion by Tank, seconded by Kindt, to table the review of this Plat until an application is submitted. The motion was approved by a unanimous vote.

9. Review and recommendation to the City Council on the Preliminary Plan for the Devitt Farms Addition, located in the SW¼ of Section 36, T100N, R50@, 5<sup>th</sup> PM, City of Harrisburg, Lincoln County, SD.

Steve VanBuskirk explained the intent and features of the proposed development. After an extensive discussion, Tank moved, with Kindt seconding, to recommend to the City Council that this Preliminary Plan be approved pending resolution of the bike path and water main issues as well as the renaming of Columbia Court. The motion was approved by a unanimous vote.

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**10.** Recommendation to the City Council on an amendment to the City's Comprehensive Plan.

McMahon presented the proposed amendment and explained the need to prevent premature development of areas within the City's platting jurisdiction that lie outside of areas designated in the Comprehensive Plan for future City growth. After a brief discussion, Kvasnicka moved, with Swanson seconding, to recommend to the City Council that this Comprehensive Plan amendment be adopted. The motion was approved by a unanimous vote.

**11.** Distribution and discussion of amendments to the City's Zoning Regulations.

McMahon presented an outline of the proposed revisions to the Commission and described some of the revisions. Andrews and Benidt provided further information and distributed information on sign regulations and a draft Zoning Map update. The Commission extensively discussed proposed changes. This item will be placed on the June regular meeting agenda and a special meeting may be called to review all of the proposed changes.

**GUEST INPUT**

No guest input was offered.

**ADMINISTRATIVE REPORTS AND COMMISSION INPUT**

**12.** Building and development activity reports for April, 2016.

McMahon presented reports on building and development activity for April and distributed a list of current building and development activity. McMahon also reminded the Commission of the joint City Council/Planning Commission meeting at 6:00 p.m. on Monday, May 16 in the Liberty Elementary School Board Room. Several Commission members asked McMahon to contact Christopher Woodson about his four missed meetings and whether he intends to continue serving on the Commission.

**ADJOURNMENT**

Tank moved, with Swenson seconding, to adjourn. The motion was approved by a unanimous vote. The Commission meeting adjourned at 7:55 p.m.

Respectfully submitted,

Michael McMahon  
Planning & Zoning Administrator