

**HARRISBURG PLANNING COMMISSION
APPROVED MINUTES OF THE REGULAR MEETING OF JANUARY 13, 2015
HELD AT 7:00 P.M. IN THE HARRISBURG CITY HALL CONFERENCE ROOM**

CALL TO ORDER

Members present: Bicknase, Swenson, Tank, and VanOrmer. Others present: McMahon, Moran, and five guests.

APPROVAL OF AGENDA

1. To approve the agenda for the January 13, 2015 regular meeting.

Tank moved, with VanOrmer 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 November 4 & December 9, 2014.

VanOrmer moved, with Tank seconding, to approve the minutes of the November 4 meeting. The motion was approved by a unanimous vote.

Van Ormer moved, with Tank seconding, to approve the minutes of the December 9 meeting. The motion was approved by a unanimous vote.

PUBLIC HEARING

3. Public Hearing, scheduled for 7:00 p.m., to accept public input on proposed amendment to the City's Subdivision Regulations.

The Chairman called the Public Hearing to order at 7:02 p.m. No public input was offered. The Chairman closed the Public Hearing at 7:03 p.m.

NEW BUSINESS

4. Discussion of proposed rezoning of the Arise Church/Select Builders property (Lot 1 of Sittners Addition).

Kirby Proehl, representing Sam Wipf of Select Builders, asked for the Commission's support for a rezoning of this property from Residential to Light Industrial by Lincoln County. Mr. Wipf would like to buy the property (contingent upon the rezoning) to build storage units. The units would be wood construction with metal roofs (pictures of similar units were provided). The consensus of the Commission was to support the proposed rezoning if: no outdoor storage is allowed, only one on-premise sign is allowed, that no storage unit doors of the single story buildings are allowed to be visible from SD 115, and that adequate screening be placed along the east side of the property to protect the view of properties to the east. An application for the proposed rezoning, with stipulations as proposed by the Commission, will be submitted to Lincoln County shortly.

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5. Recommendation to the City Council on proposed amendments to Subdivision Regulations.

After a brief discussion, Tank moved, with VanOrmer seconding, to recommend to the City Council, after staff discusses the amendments with developers and provided that no significant changes result from these discussions, that the proposed amended Subdivision Regulations be adopted. The motion was approved by a unanimous vote.

6. Annual organizational meeting and election of officers.

The consensus of the Commission was to move the regular Commission meetings to 6:00 p.m. on the second Monday of each month in the City Hall Conference Room for a three-month trial period. Bicknase was re-elected as Chairman and Tank was elected as Vice-Chairman, both by unanimous vote.

GUEST INPUT

No guest input was offered.

ADMINISTRATIVE REPORTS AND COMMISSION INPUT

McMahon provided a monthly and year-end building activity report. He also provided information on how the Alternative High School Building Permit Fee was calculated.

ADJOURNMENT

Tank moved, with Swenson seconding, to adjourn. The motion was approved by a unanimous vote. The Commission meeting adjourned at 8:57 p.m.

Respectfully submitted,

Michael McMahon
Planning & Zoning Administrator