

**HARRISBURG PLANNING COMMISSION
DRAFT MINUTES OF THE REGULAR MEETING OF FEBRUARY 9, 2015
HELD AT 7:00 P.M. IN THE HARRISBURG CITY HALL CONFERENCE ROOM**

CALL TO ORDER

Vice-Chairman Tank called the meeting to order at 6:00 p.m.

Members present: Kindt, Swenson, Tank, VanOrmer, and Woodson. Others present: McMahon and Greg and Mary Noteboom.

The Commission welcomed new member Chris Woodson.

APPROVAL OF AGENDA

1. To approve the agenda for the February 9, 2015 regular meeting.

VanOrmer moved, with Kindt 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 January 13, 2015.

VanOrmer moved, with Swenson seconding, to approve the minutes of the January 13 meeting. The motion was approved by a unanimous vote.

NEW BUSINESS

3. Recommendation to the Lincoln County Planning Commission on proposed rezoning of the former Arise Church property (Lot 1 of Sittners Addition) from Agricultural to Planned Unit Development or Commercial to allow an RV sales and service business.

Mr. and Mrs. Noteboom described their proposed RV sales/service/rental business to the Commission. They intend to construct a 65' x 80' showroom/repair building that will have four service bays, offices, and showroom space. They expect to start with seventy to eighty units displayed for sale next to the building that would eventually expand to cover three acres of display area (the industry average is ninety units per acre). The display area would be covered with crushed rock, per state sales license standards. They will also prepare units for display and sale at their Sheldon, Iowa lot. They also intend to offer pull-type campers for short-term rental. Eventually an RV wash building and a small campground may be added to the site. The business will initially employ six to eight people.

The Commission reviewed the County zoning requirements for both the Planned Development District and the Commercial District. After extensive discussion, the Commission felt that the Commercial District was more appropriate for the property and the proposed use as a Conditional Use Permit from Lincoln County will also be required. The Commission discussed possible conditions for the CUP with the Notebooms

HARRISBURG PLANNING COMMISSION
DRAFT MINUTES OF THE REGULAR MEETING OF FEBRUARY 9, 2015
HELD AT 7:00 P.M. IN THE HARRISBURG CITY HALL CONFERENCE ROOM
concerning lighting, signage, and a screening fence to reduce visual impacts of their
business from future residential development to the east of this property.

Swenson moved, with Kindt seconding, to recommend to the Lincoln County Planning Commission, that this property (Lot 1 of Sittners Addition) be rezoned to Commercial District. The motion was approved by a unanimous vote.

4. Discussion of trailer sales at the new Carolan Rental building.

McMahon reported, as an informational item, that the owner of Carolan Rental intends to also display and sell trailers in front of the Carolan Rental building.

5. Discussion of revised off-street parking amendments.

McMahon presented information on the revised off-street parking amendments that will be placed on the March Commission meeting agenda. Tank suggested that the meeting be held at the Liberty Elementary School Board Room to accommodate the expected number of guests who will probably attend.

GUEST INPUT

No guest input was offered.

ADMINISTRATIVE REPORTS AND COMMISSION INPUT

McMahon provided a building activity report for January. He also provided a map to Commission members and an update of upcoming development activity.

ADJOURNMENT

VanOrmer moved, with Swenson seconding, to adjourn. The motion was approved by a unanimous vote. The Commission meeting adjourned at 7:38 p.m.

Respectfully submitted,

Michael McMahon
Planning & Zoning Administrator