

**HARRISBURG PLANNING COMMISSION
APPROVED MINUTES OF THE SPECIAL MEETING OF MAY 18, 2015
HELD AT 7:44 P.M. WITH THE CITY COUNCIL
IN THE LIBERTY ELEMENTARY SCHOOL BOARD ROOM**

CALL TO ORDER

Chairman Bicknase called the meeting to order at 7:44 p.m.

Members present were Bicknase, Kindt, Swenson, Tank, and Woodson. Others present were Toby Brown, McMahan, Mergen, and Pietrus. No guests were present.

Tank moved, with Kindt seconding, to approve the agenda for the special meeting with the City Council. The motion was approved by a unanimous vote.

NEW BUSINESS

1. Review of the Final Development Plan for the Planned Unit Development for Greyhawk Estates, located in the SE¼ of Section 1, T99N, R50W, 5th P.M., City of Harrisburg, Lincoln County, South Dakota. (Review contingent upon City Council approval of the Greyhawk Estates General Development Plan.)

The City Council did not approve the Greyhawk Estates General Development Plan, so Planning Commission review of the Final Development Plan did not take place.

2. Discussion of zoning and growth issues with the City Council.

The Commission and Council extensively discussed the zoning ordinance requirements for residential zoning district minimum widths and lot sizes as well as Planned Unit Development requirements and standards. The consensus of the group was to direct SECOG and staff to revise: the R-1 minimum lot width to 65 feet (on lots with curved or irregular frontage the 65 width will be required at the front setback line) and the R-1 minimum lot size to 6,500 square feet; the PUD process; the PUD requirements to make clear that reductions in lot width, side and front yard setbacks, and engineering design standards for streets will not be allowed; and the subdivision regulations to require the developer to be present for Planning Commission action on Preliminary Plans and any other application when the Commission makes a recommendation to City Council.

ADJOURNMENT

Tank moved, with Kindt seconding, to adjourn. The motion was approved by a unanimous vote. The meeting adjourned at 8:37 p.m.

Respectfully submitted,

Michael McMahan
Planning & Zoning Administrator