

**HARRISBURG PLANNING COMMISSION
APPROVED MINUTES OF THE SPECIAL MEETING OF JUNE 30, 2015
HELD AT 6:00 P.M. IN THE LIBERTY ELEMENTARY SCHOOL BOARD ROOM**

CALL TO ORDER

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

Members present: Bicknase, Kindt, Schipper, Tank, and VanOrmer.

Others present: Brown, McMahan, Erick Willadsen, Brad Meyer, and Ryan Berg.

APPROVAL OF AGENDA

1. To approve the agenda for the June 30, 2015 special meeting.

Tank 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 June 9, 2015.

VanOrmer suggested a correction to the minutes. Schipper moved, with Kindt seconding, to approve the minutes as amended. The motion was approved by a unanimous vote.

NEW BUSINESS

3. Review and recommendation to the City Council on the Preliminary Plan for Greyhawk Estates, located in the SE¼ of Section 1, T99N, R50W, 5th P.M., City of Harrisburg, Lincoln County, South Dakota.

After extensive discussion with the applicant and his engineer, Tank moved, with VanOrmer seconding, to recommend to the City Council that the Preliminary Plan for Greyhawk Estates be approved subject to the following conditions:

1. That the Planned Unit Development General Development Plan for this property be first approved by the City Council.
2. That all requirements for the Preliminary Plan (such as a Drainage Plan, Water Supply Plan, Sanitary Sewer Plan, Erosion Control Plan, etc.) be submitted and approved by City Staff before the PUD Final Plan is reviewed by the Planning Commission.
3. That the subdivision layout be accepted as complying with the zoning approved by the City as shown on the Zoning Exhibit.
4. That, in lieu of the City Engineer's recommendation for an escrow deposit by the developer for future improvements to 274th Street and 476th Avenue, the developer install and pay for the top lift on Linden Avenue and Greyhawk Court from the current end of pavement to the beginning of pavement in Greyhawk Estates. The developer agrees to install the top lift of pavement on Greyhawk Court south of Ash Grove Street (which was not installed as part of Phase 2 of Greyhawk Addition) immediately after the bottom lift of the street in front of Lot 19 and lots further to the south is installed.

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5. That the City agrees to install the bottom lift of pavement to the areas of Linden Avenue and Greyhawk Court as described in Item 4, above.
6. That a no-access easement be shown on both sides of Linden Avenue from the north edge of this subdivision to the north edge of the Light Industrial lots as well as along the rights-of-way of 274th Street and 476th Avenue.
7. That the R-2 zoning district be shown on the plan.
8. That the correct northern boundary of the Drainage Way lot be shown on the plan.
9. That Lot 3 of Block 10 (Lift Station Lot) be provided with a utility easement for the existing power line serving the lot.

The motion was approved by a unanimous vote.

4. Review and recommendation to the City Council on the Planned Unit Development General Development Plan for Greyhawk Estates, located in the SE $\frac{1}{4}$ of Section 1, T99N, R50W, 5th P.M., City of Harrisburg, Lincoln County, South Dakota.

After further extensive discussion, Tank moved, with Schipper seconding, to recommend to the City Council that the Planned Unit Development General Development Plan for Greyhawk Estates be approved subject the following conditions:

1. That the following three findings are made:
 - A. The proposed PUD is in conformance with the comprehensive plan.
 - B. The uses proposed for this PUD will not have an undue and adverse impact on the reasonable enjoyment of neighboring property and will not be detrimental to potential surrounding areas.
 - C. The proposed development, as it is proposed to be completed, is of sufficient size, composition, and arrangement that its construction, marketing, and operation are feasible as a complete unit, and that provision and construction of dwelling units and common open space are balanced and coordinated.
2. That the proposed reductions in lot frontage (to be reduced to no less than 65') and lot area (to be no smaller than 6,500 sq. ft.) be allowed within the PUD area.
3. That the proposed right-of-way width reduction to 60' be allowed on Birch Street, Sierra Street, Aspen Avenue, and Greyhawk Court south of Birch Street. No right-of-way width reduction will be allowed for Linden Avenue (as a local collector street). The right-of-way width for Acadia Street, from the Linden Avenue intersection to either end of Acadia Street, may be reduced to 60' if all of the lots on both sides of a section of Acadia are platted for use as single-family-detached-residential use (if any of the lots along either one of the two street sections is platted for multi-family use then that street section must have a right-of-way width of 66' to meet width requirements for R-2 zoning). Pavement widths are 33' for the 60' right-of-way and 37' for the 66' right-of-way (back of curb to back of curb). Further, Linden Avenue must have a right-of-way width of 80' for 200' north of its intersection with 274th Street.
4. That no screening berms or vegetation be required between Subarea C and surrounding areas.

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5. That the City accepts the dedication of the NRC-zoned area to be sufficient to meet the City's Open Space fee/dedication requirements.
6. That all homes built or moved into the PUD area shall have permanent foundations that meet the City's adopted Building Codes.

The motion was approved by a unanimous vote.

ADJOURNMENT

Tank moved, with Kindt seconding, to adjourn. The motion was approved by a unanimous vote. The Commission meeting adjourned at 7:30 p.m.

Respectfully submitted,

Michael McMahon
Planning & Zoning Administrator