

**HARRISBURG PLANNING COMMISSION  
DRAFT MINUTES OF THE REGULAR MEETING OF SEPTEMBER 13, 2016  
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. Present were Bergsmith, Bicknase, Kindt, Kvasnicka, and Tank. Also present was Michael McMahon, Mitch Mergen, Steve VanBuskirk and three guests.

**APPROVAL OF AGENDA**

1. To approve the agenda for the September 13, 2016 regular meeting.

Kindt moved, with Tank 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 August 9, 2016.

Kindt moved, with Kvasnicka seconding, to approve the minutes of August 9 as presented. The motion was approved by a unanimous vote.

**PUBLIC HEARINGS**

3. A Public Hearing was scheduled for 6:05 p.m. to accept public input on a request to rezone 91.96 acres of the Devitt Farms Addition (SW $\frac{1}{4}$  less parts sold of Section 36, T100N, R50W, 5<sup>th</sup> P.M., City of Harrisburg, Lincoln County, SD) from General Business and Natural Resource Zoning Districts to: 22.97 acres of Natural Resource District, 39.49 acres of R-1 Single-Family Residential District, 1.56 acres of R-2 Multi-Family Residential District, and 27.94 acres of General Business District.

Chairman Bicknase called the Public Hearing to order at 6:05 p.m. No public input was offered. Chairman Bicknase closed the Public Hearing at 6:10 p.m.

4. A Public Hearing was scheduled for 6:15 p.m. to accept public input on proposed amendments to the City's Subdivision Regulations.

Chairman Bicknase called the Public Hearing to order at 6:25 p.m. No public input was offered. Chairman Bicknase closed the Public Hearing at 6:30 p.m.

**NEW BUSINESS**

5. Request to amend the Zoning Map from R-1, Single Family Residential District to GB, General Business District for 101 Milwaukee Avenue (N 80' of Outlot 1, Village of Harrisburg, Lincoln County, SD).

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Tank moved, with Kindt seconding, to recommend to the City Council that the Zoning Map be amended as part of the Zoning Ordinance update to change the R-1, Single Family Residential District for 101 Milwaukee Avenue (N 80' of Outlot 1, Village of Harrisburg, Lincoln County, SD) to GB, General Business District. The motion was approved by a unanimous vote.

6. Request to amend the Zoning Map from NR, Natural Resource Conservation District to A-1, Agricultural Zoning District for 27209 475<sup>th</sup> Avenue (Lot 8 of Block 1 of the Harrisburg Homesites Addition to the City of Harrisburg).

Tank moved, with Kvasnicka seconding, to recommend to the City Council that the Zoning Map be amended as part of the Zoning Ordinance update to change the NR, Natural Resource District for 27209 475<sup>th</sup> Avenue (Lot 8 of Block 1 of the Harrisburg Homesites Addition to the City of Harrisburg) to A-1, Agricultural District. The motion was approved by a unanimous vote.

7. Recommendation to the City Council on the request by Devitt Heritage Development, LLC to rezone 91.96 acres of the Devitt Farms Addition (SW¼ less parts sold of Section 36, T100N, R50W, 5<sup>th</sup> P.M., City of Harrisburg, Lincoln County, SD) from General Business and Natural Resource Zoning Districts to 22.97 acres of Natural Resource District, 39.49 acres of R-1 Single-Family Residential District, 1.56 acres of R-2 Multi-Family Residential District, and 27.94 acres of General Business District.

After a short discussion with Mr. VanBuskirk, Tank moved, with Kindt seconding, to recommend to the City Council that the Rezoning for the Devitt Farms Addition be approved as requested. The motion was approved by a unanimous vote.

8. Recommendation to the City Council on amendments to the City's Subdivision Regulations.

McMahon and Mergen presented the proposed amendments and asked for Commission comments on requiring a pre-annexation agreement, the manner of requiring a parks dedication, and platting fees. The consensus of the Commission was to require that a pre-annexation agreement be executed before approval of a plat of land outside but not adjacent to City boundaries. The Commission also extensively discussed the manner of park dedication (a cash dedication per acre developed, a land dedication per acre developed, or a combination of both types) and asked staff to provide information on how other communities address this issue at the October Commission meeting. The Commission also discussed platting fees but did not make a decision on this issue. McMahon noted that the amendments as drafted need further work and asked that the Commission review be continued until the October Commission meeting. Kvasnicka moved, with Tank seconding, to continue the review of the amendments to the City's Subdivision Regulations to the October Planning Commission meeting. The motion was approved by a unanimous vote.

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**GUEST INPUT**

No guest input was offered.

**ADMINISTRATIVE REPORTS AND COMMISSION INPUT**

**9. Discussion of attendance of the 2016 South Dakota Planners Conference.**

McMahon distributed information about the 2016 South Dakota Planners Conference to be held in Sioux Falls on October 26 and 27 and invited the Commission members to attend. All of the members indicated that they would attend the Wednesday afternoon session and dinner.

**10. Building and development activity reports for August, 2016.**

McMahon provided information on building permits issued and development activity in August. He also reported the filing of the Plat of Lots 1-4 of Block 2 of Slack Addition, located in the SW¼ of Section 35, T100N, R50W, 5<sup>th</sup> P.M., City of Harrisburg, Lincoln County, SD.

**ADJOURNMENT**

Tank moved, with Kvasnicka seconding, to adjourn. The motion was approved by a unanimous vote. The Commission meeting adjourned at 7:15 p.m.

Respectfully submitted,

Michael McMahon  
Planning & Zoning Administrator