

**HARRISBURG PLANNING COMMISSION
DRAFT MINUTES OF THE REGULAR MEETING OF OCTOBER 11, 2016
HELD AT 6:00 P.M. IN THE CITY HALL CONFERENCE ROOM**

CALL TO ORDER

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

Present were Bergsmith, Bicknase, Kindt, Kvasnicka, Schipper, Swenson, and Tank. Also present were McMahon and Brown, James Montag, Bret Merkle, and eight other guests.

Mayor Burke-VanLuvanee stopped in to thank the Commission for all of their hard work for the City.

APPROVAL OF AGENDA

1. To approve the agenda for the October 11, 2016 regular meeting.

Tank moved, with Swenson 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 September 13, 2016.

Tank moved, with Kindt seconding, to approve the minutes of the September 13, 2016 regular meeting as presented. The motion was approved by a unanimous vote.

NEW BUSINESS

3. Annual review and discussion of conditions of approval of the Conditional Use Permit for the Wizard Wash Storage Units at 300 South Cliff Avenue (Lot 7 of Block 10 of the Harvest Acres Addition to the City of Harrisburg).

James Montag reported that the storage unit building that he built was smaller than that proposed under the CUP and that this made two of the conditions of approval of the CUP difficult to implement. He stated that he intends to landscape the area behind the building but, because of the smaller building footprint, he will have to remove a good deal of pavement to install the landscape buffers at either end of the building. He has also found that the pavement extends 12' onto the adjoining lot to the south of his property.

After a brief discussion, Tank moved, with Schipper seconding, to amend the conditions of approval of this CUP by removing conditions 2 and 6 from the conditions of approval of the Conditional Use Permit with the understanding that these conditions may be reinstated at the next annual review of the CUP. The motion was approved by a unanimous vote.

4. Recommendation to the Lincoln County Planning Commission on a rezoning request by Pente Farms, LLC for Lots 4 & 5 in Tract 1 of Kolb's Addition, located in the NW¼ of Section 4, T99N, R50W, 5th P.M., Lincoln County, SD from Agriculture Zoning

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District to Commercial Zoning District for sale or to build a Banquet Barn or other commercial purpose.

McMahon introduced this rezoning request and distributed a staff report and a letter signed by ten neighbors that opposes the proposed rezoning. He noted that this property is outside of the growth areas identified in the City's current Comprehensive Plan but within the City's platting jurisdiction. He also noted that the County Highway 110 corridor will be studied in coming months as part of the Comprehensive Plan update. Bret Merkle of Pente Farms, LLC asked the Commission to support his request to rezone the property from Agricultural to Commercial. He stated that he feels that this request is in compliance with the County Comprehensive Plan and that the properties on this intersection should be developed commercially. He has no immediate development plans but would like to market the property for sale as a commercial property. Several of the neighbors spoke in opposition to the request noting the agricultural and large-lot-residential uses established in the area. They feel that the request is premature and too unspecific as to proposed uses. They also feel that the existing berms and trees intended to act as a buffer between the Pente Farms property and adjoining properties are not an adequate buffer to any commercial use of this property.

The Commission discussion of the request noted that there is no infrastructure present to adequately support commercial development of this property and that the City has not had the opportunity to study how best to provide the needed infrastructure. The Commission members expressed their opinion that the rezoning request is premature and is not supported by the City's Comprehensive Plan growth management policies. Tank moved, with Kindt seconding, to recommend to the Lincoln County Planning Commission that this rezoning request be denied. The motion was approved by a unanimous roll call vote.

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

McMahon reported that he and Mergen are still working on the final wording of the revised ordinance. McMahon and Brown asked for Commission guidance on park dedications, mandatory pre-annexation agreements, and platting fees to pay for arterial streets. The consensus of the Commission was to continue the review of the amendments to the November Planning Commission meeting.

6. Discussion of Comprehensive Plan Update topic priorities.

McMahon distributed a list of proposed update topics and described some of the proposed update topics. The Commission expressed their desire to begin the update as soon as possible.

GUEST INPUT

No guest input was offered.

ADMINISTRATIVE REPORTS AND COMMISSION INPUT

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7. Building and development activity reports for September, 2016.

McMahon distributed reports on building permits issued in September and noted that no plats were filed in September. Commission members asked for a reminder e-mail before the SDPA conference on October 26.

ADJOURNMENT

Kindt moved, with Tank seconding, to adjourn. The motion was approved by a unanimous vote. The Commission meeting adjourned at 8:07 p.m.

Respectfully submitted,

Michael McMahon
Planning & Zoning Administrator