

**HARRISBURG PLANNING COMMISSION
DRAFT MINUTES OF THE REGULAR MEETING OF JANUARY 10, 2017
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.

Members present were Bergsmith, Bicknase, Kindt, Kvasnicka, Schipper, and Tank. Others present were Brown, McMahon, and fourteen guests.

McMahon reported the resignation from the Commission of Casey Swenson due to changed job responsibilities.

APPROVAL OF AGENDA

1. To approve the agenda for the January 10, 2017 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 December 13, 2016.

Tank moved, with Kindt seconding, to approve the minutes 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 Conditional Use Permit to allow a retail liquor sales business to operate at 424 Cliff Avenue N. (Tract 20 of the Industrial Park Addition).

The Public Hearing was called to order at 6:05 p.m. No public input was offered but the Commission asked a number of questions of the owners about hours of operation, parking, signage, and the proximity to daycare businesses. The Public Hearing was adjourned at 6:12 p.m.

4. A Public Hearing was scheduled for 6:15 p.m. to accept public input on amending the City's Comprehensive Plan to add new growth management policies and the LCH 110 Corridor Study.

The Public Hearing was called to order at 6:15 p.m. McMahon distributed copies of the Transportation Corridor Analysis for Lincoln County Highway 110 from I-29 to SD Highway 115 and reviewed its content. McMahon noted that the Analysis is not yet complete pending public input and the drafting of growth management policies. Extensive public input was provided from property owners near the intersection of Louise Avenue and Lincoln County Highway 110. Most of the landowners expressed opposition to any commercial uses around the intersection and feel that residential and agricultural uses are appropriate for this area. Mr. Merkle strongly disagreed with this view. Concern was

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also expressed about the City regulating property development in this area without an area resident having a seat on the Planning Commission. There were many questions about the City's growth rate and where this growth is likely to occur. The Public Hearing was adjourned at 7:25 p.m.

5. A Public Hearing was scheduled for 6:30 p.m. to accept public input on amending the City's Comprehensive Plan by adopting a revised Major Street Plan.

The Public Hearing was called to order at 7:26 p.m. No public input was offered. The Public Hearing was adjourned at 7:27 p.m.

NEW BUSINESS

6. Application for a Conditional Use Permit to allow a retail liquor sales business to operate at 424 Cliff Avenue N. (Tract 20 of the Industrial Park Addition).

McMahon presented his staff report and recommendation to the Commission. After a brief discussion, Kvasnicka moved, with Schipper seconding, to approve this Conditional Use Permit subject to the condition that the CUP be reviewed annually for at least three years to determine if measures to mitigate unanticipated impacts are needed. The motion was approved with all voting for the motion except Tank.

7. Discussion of growth management policies and the Lincoln County Highway 110 Corridor Plan for the Comprehensive Plan Update.

The guests were assured that they will be invited to another public hearing before any growth management policies are adopted and the final version of the corridor analysis is adopted. Tank moved, with Kindt seconding, to table the discussion of growth management policies and the corridor analysis until the February 14 Planning Commission meeting. The motion was approved by a unanimous vote. All guest left the meeting at this time.

8. Review and recommendation to the Lincoln County Planning Commission on a Rezoning Application from Ag to Commercial for the N½ of Lot 4 in Tract 1 of Kolb's Addition located in the NW¼ of 4-99-50.

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 completed its study of 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 current 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.

9. Recommendation to the City Council to amend the City's Comprehensive Plan by adopting a revised Major Street Plan.

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McMahon noted that the intent of this interim revised Major Street Plan is to temporarily establish the boundaries of the City's platting jurisdiction as proposed until such time as the City has completed the update of the Comprehensive Plan's Growth Management Policies and the City has explored a possible joint jurisdiction agreement with Lincoln County. Tank moved, with Schipper seconding, to recommend to the City Council that the revised Major Street Plan be adopted. The motion was approved by a unanimous vote.

- 10.** Review of the proposed revision of the City's Subdivision Regulations and a recommendation to the City Council that the revised Regulations be adopted.

McMahon and Brown reported to the Commission that they have met and are meeting again next week to merge the two versions of the proposed Subdivision Regulations for adoption by the Commission and asked that this item be continued. Schipper moved, with Kindt seconding, to continue this item until there is a mutually agreed version to act upon. The motion was approved by a unanimous vote.

- 11.** Annual organizational meeting and election of officers.

Tank moved, with Schipper seconding, to cast a unanimous ballot for Bicknase as Chairman. The motion was approved by a unanimous vote. Schipper moved, with Kindt seconding, to cast a unanimous ballot for Tank as Vice Chairman. The motion was approved by a unanimous vote. Kindt moved, with Tank seconding, to continue to hold Commission meetings at 6:00 p.m. in the City Hall Conference Room on the second Tuesday of each month. The motion was approved by a unanimous vote.

GUEST INPUT

No guest input was offered.

ADMINISTRATIVE REPORTS AND COMMISSION INPUT

- 12.** Building and development activity reports for December, 2016.

- 13.** Annual report for 2016.

Plats filed in December: Lot 1B in Tract 3 of Country Corner Orchards' Addition, Tracts 21B & 22C of the Industrial Park Addition.

McMahon provided the December and annual reports and reviewed the plats filed with the Commission. No Commission input was offered.

ADJOURNMENT

Tank moved, with Kvasnicka seconding, to adjourn. The motion was approved by a unanimous vote. The Commission meeting adjourned at 7:50 p.m.

Respectfully submitted,
Michael McMahon
Planning & Zoning Administrator