

**HARRISBURG PLANNING COMMISSION
APPROVED MINUTES OF THE REGULAR MEETING OF FEBRUARY 14, 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: Bergsmith, Bicknase, Kindt, Kvasnicka, Schipper, Stonesifer, and Tank.

Others present: Brown, McMahon, Julie Terrell, Rod and Doreen Pattison.

The Commission welcomed new member Joe Stonesifer.

APPROVAL OF AGENDA

1. To approve the agenda for the February 14, 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 January 10, 2017.

Tank moved, with Schipper seconding, to approve the minutes of the January 10, 2017 meeting 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 Zoning Amendment Request by VanOverschelde Custom Homes to change the zoning of Lots 2 and 3 of Block 12 and a portion of Tract 2 of the Harvest Acres Addition from R-2 Low Density Residential District to R-3 Multi-Family Residential District.

The Public Hearing was called to order at 6:05 p.m. No public input was offered. The Public Hearing was adjourned at 6:06 p.m.

4. A Public Hearing was scheduled for 6:15 p.m. to accept public input on a Zoning Amendment Request by Dullerud Properties, LLC to change the zoning of a portion of Tract 2 of the Harvest Acres Addition, located at the southeast corner of Cliff Avenue and Maple Street, from GB General Business District to R-2 Low Density Residential District.

The Public Hearing was called to order at 6:15 p.m. Rod and Doreen Pattison, owners of the adjoining property to the east, asked several questions about the nature of the proposed residential use. They expressed no objections to the proposed rezoning. The Public Hearing was adjourned at 6:35 p.m.

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NEW BUSINESS

5. Application for a Zoning Amendment Request by VanOverschelde Custom Homes to change the zoning of Lots 2 and 3 of Block 12 and a portion of Tract 2 of the Harvest Acres Addition from R-2 Low Density Residential District to R-3 Multi-Family Residential District.

Tank moved, with Kindt seconding, to recommend to the City Council that this Zoning Amendment Request be approved. The motion was approved by a unanimous vote.

6. Application for a Zoning Amendment Request by Dullerud Properties, LLC to change the zoning of a portion of Tract 2 of the Harvest Acres Addition, located at the southeast corner of Cliff Avenue and Maple Street, from GB General Business District to R-2 Low Density Residential District.

Kvasnicka moved, with Tank seconding, to recommend to the City Council that this Zoning Amendment Request be approved. The motion was approved by a unanimous vote.

McMahon reported that the Lincoln County Planning Department has asked for an informal recommendation to the Lincoln County Planning Commission on Conditional Use Permit 17-CUP-003: Request for a Conditional Use Permit to operate a contractor's shop and storage units on the property described as Tract 1 of Crinkles' Addition, located in the NE $\frac{1}{4}$ of Section 34, T100N, R50W of Lincoln County, SD. After discussion, the consensus of the Commission is to recommend to Lincoln County that a condition of approval of the CUP be that the applicant voluntarily annex his property into the City of Harrisburg.

7. 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 reviewed the January 31, 2017 version of the proposed Subdivision Regulations with the Commission. The consensus of the Commission was to accept the change to the Park Dedication to require a \$1,000 per acre fee upon platting instead of the land contribution option. Staff requested that this item be continued until the next Commission meeting to allow time to complete changes to the Regulations. Tank moved, with Schipper seconding, to continue this item until the March 14 Planning Commission meeting. The motion was approved by a unanimous vote.

GUEST INPUT

No guest input was offered.

ADMINISTRATIVE REPORTS AND COMMISSION INPUT

8. Building and development activity reports for January, 2017.

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McMahon provided the building activity reports for January and noted that no plats were filed in January.

ADJOURNMENT

Tank moved, with Kvasnicka seconding, to adjourn. The motion was approved by a unanimous vote. The Commission meeting adjourned at 7:13 p.m.

Respectfully submitted,

Michael McMahon
Planning & Zoning Administrator