

**HARRISBURG PLANNING COMMISSION
DRAFT MINUTES OF THE REGULAR MEETING OF JULY 11, 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 p.m.

Members present: Bergsmith, Bicknase, Kindt, McKeown, Schipper, Stonesifer, and Tank.

Others present: Brown, McMahon, and eight guests.

APPROVAL OF AGENDA

1. To approve the agenda for the July 11, 2017 regular meeting.

Motion by Schipper, seconded by Tank, to approve the agenda. The motion was approved by a unanimous vote.

OLD BUSINESS

2. Approval of the minutes of the Commission meeting of June 13, 2017.

Motion by Kindt, seconded by Schipper, to approve the minutes as presented. The motion was approved by a unanimous vote.

PUBLIC HEARING

3. A Public Hearing has been scheduled for 6:05 p.m. to accept public comment on a Planned Unit Development Conditional Use Permit for Block 11 Lots 1-3 and Block 4 Lots 1-5 of the Devitt Farm Addition to the City of Harrisburg.

Chairman Bicknase called the Public Hearing to order at 6:05 p.m. Ryan Jansa of VanBuskirk Companies presented information on the proposed residential neighborhood on both sides of Devitt Drive and answered questions from the Commission. No other public input was offered. Chairman Bicknase closed the Public Hearing at 6:19 p.m.

NEW BUSINESS

4. Application for a Planned Unit Development Conditional Use Permit for Block 11 Lots 1-3 and Block 4 Lots 1-5 of the Devitt Farm Addition to the City of Harrisburg.

After Commission review of the Application, Tank moved, with McKeown seconding, to approve this PUD as proposed. The motion was approved by a unanimous vote.

5. Review of a Concept Plan for Tract 1 and the South 193.67' of Tract 2 of Haas Addition, located in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, T100N, R50W, 5th P.M., Lincoln County, SD.

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McMahon presented the Concept Plan and information about pending development on nearby properties. After Commission discussion, Tank moved, with Kindt seconding, to approve this concept plan and to recommend to the City Council that this Concept Plan be approved. The motion was approved by a unanimous vote.

6. Review of the proposed revision of the City's Engineering Design Standards.

Brown briefly reviewed the draft Standards with the Commission and asked them to review the Standards for discussion at the next Commission meeting. He noted that further revisions are being considered.

7. Discussion of amendments to the City Zoning Regulations.

McMahon reviewed several proposed amendments with the Commission as well as proposed changes to the Zoning Map. McMahon will prepare a draft ordinance of changes for the next Commission meeting.

8. Presentation on Tax Increment District #3 for the Mills Creek Addition (information only).

Toby Morris and Erica Beck presented information about a proposed Tax Increment District for the Mills Creek Addition. The Commission had a number of questions about the proposal. There will be a public hearing at the next Commission meeting and agenda items to set the District boundaries and make a recommendation concerning the District's Project Plan.

GUEST INPUT

No guest input was offered.

ADMINISTRATIVE REPORTS AND COMMISSION INPUT

9. Reports provided on building and development activity for June, 2017.

McMahon reviewed the building activity reports for June. Kindt again requested that an agenda item for the next Commission meeting be added concerning parking issues on Legendary Drive.

ADJOURNMENT

Motion by Tank, seconded by Kindt, 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