

**HARRISBURG PLANNING COMMISSION
APPROVED MINUTES OF THE REGULAR MEETING OF AUGUST 8, 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 were Brown, McMahan, Pietrus, and 20 guests.

APPROVAL OF AGENDA

1. To approve the agenda for the August 8, 2017 regular meeting.

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

OLD BUSINESS

2. Approval of the minutes of the Commission meeting of July 11, 2017.

Motion by Tank, seconded by Kindt, 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 the formation of a Tax Incremental District and a Project Plan for the proposed District to be located in the Mills Creek Addition to the City of Harrisburg.

Chairman Bicknase opened the Public Hearing at 6:05 p.m. Toby Morris presented information on the proposed District to the Commission and a large group of County residents. He answered a number of questions about project phasing, drainage concerns, and impacts of the TIF on property taxes. Chairman Bicknase closed the Public Hearing after the questions ceased at 6:38 p.m.

NEW BUSINESS

4. Recommendation to the City Council to set the boundaries of TID #3 in the Mills Creek Addition to the City of Harrisburg.
5. Recommendation to the City Council to approve the Project Plan for TID #3 in the Mills Creek Addition to the City of Harrisburg.

Morris asked that Items 4 and 5 be combined and the Commission adopt the provided resolution to set the boundaries and recommend approval of the Project Plan. Tank moved, with McKeown seconding, to adopt the provided resolution recommending creation of TID 3. The motion was approved by a unanimous vote.

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6. Recommendation to the City Council to approve the voluntary annexation requested by Clint Ackerman for the SE¼ of Section 35, T100N, R50W, 5th P.M., Lincoln County, SD (less r-o-w) (160.17 acres).

The Commission reviewed the information provided with the petition and asked several questions of Mr. Ackerman. Schipper moved, with Bergsmith seconding, to recommend to the City Council that the proposed annexation be approved. The motion was approved by a unanimous vote.

7. Review and recommendation to the City Council of the Concept Plan from Mark Fiechtner for the SW¼ (except the north 40 acres) of Section 25, T100N, R50W, 5th P.M., Lincoln County, SD.

The Commission reviewed the Concept Plan information provided by Mr. Fiechtner and asked several questions. The Commission suggested that there should be a buffer between the Light Industrial area and the residential area and that it would be best to have Low Density Residential along this boundary. Tank moved, with Schipper seconding, to recommend to the City Council that the Concept Plan be approved. The motion was approved by a unanimous vote.

8. Discussion of parking issues on Legendary Drive.

Kindt reported on traffic congestion due to vehicles parked on Legendary Drive from Southeastern Avenue to Macey Avenue. After discussion with the City Engineer, Tank moved, with Bergsmith seconding, to recommend to the City Council that no parking be allowed and posted on Legendary Drive from Southeastern Avenue to Macey Avenue. The motion was approved by a unanimous vote.

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

Brown reviewed the current draft of the Design Standards with the Commission. Kindt moved, with Tank seconding, to table this review until the October Commission meeting. The motion was approved by a unanimous vote.

GUEST INPUT No input was offered.

ADMINISTRATIVE REPORTS AND COMMISSION INPUT

10. Reports provided on building and development activity for July, 2017 as well as the South Dakota Planners Conference in Spearfish from September 12 through 15, and the new Community Development Block Grant BBB program. McMahon provided the reports. No Commission input was offered.

ADJOURNMENT

Motion by Tank, seconded by Kindt, to adjourn. The motion was approved by a unanimous vote. The Commission meeting adjourned at 7:40 p.m.

Respectfully submitted,

Michael McMahon

Planning & Zoning Administrator