

**HARRISBURG PLANNING COMMISSION
APPROVED MINUTES OF THE SPECIAL MEETING OF NOVEMBER 1, 2017
HELD AT 6:00 P.M. IN THE CITY HALL CONFERENCE ROOM**

CALL TO ORDER

Vice-Chairman Tank called the meeting to order at 6:00 p.m.

Members present: Bergsmith, McKeown, Stonesifer, and Tank.

Others present: Brown, McMahon, Mark Fiechtner, Ryan Berg.

APPROVAL OF AGENDA

1. To approve the agenda for the November 1, 2017 special meeting.

McKeown moved, with Bergsmith seconding, to approve the agenda. The motion was approved by a unanimous vote.

OLD BUSINESS

2. Approval of the minutes of the Commission meeting of October 10, 2017.

Bergsmith moved, with Stonesifer seconding, to approve the minutes as presented. The motion was approved by a unanimous vote.

NEW BUSINESS

3. Preliminary Plan Application for Dynamic Development Addition, located in the S $\frac{1}{2}$ SW $\frac{1}{4}$ & S $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 25, T100N, R50W, 5th P.M., Lincoln County, SD.

McMahon provided a staff report on the Preliminary Plan. The Commission discussed the Preliminary Plan with the developer, Mark Fiechtner. Bergsmith moved, with McKeown seconding, to recommend to the City Council that this Preliminary Plan be approved subject to the following conditions:

1. That the subdivision layout and phasing plan be accepted and the zoning approved by the City as shown on the Zoning Exhibit.
2. That the City accepts the park and trail lots (as revised) and the developer's commitment to pay the trail costs as fulfilling the public space requirement of the Subdivision Regulations.
3. That the City agrees to extend the pavement of Prospect Street eastward to at least the intersection of "Railway Avenue" subject to a Development Agreement with the developer that addresses the allocation and payment of the development's portion of the street project cost.
4. That the City agrees to accept the dedication of the park, trails, and street rights-of-way.
5. That the City agrees to reimburse the developer for the costs of oversizing the proposed lift station to accommodate development beyond this subdivision.

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6. That the City agrees to reimburse the developer for the costs of oversizing the water main along Cliff Avenue to accommodate development beyond this subdivision.
7. That the City agrees to extend its sanitary sewer main from Industrial Drive to Prospect Street (272nd Street) in 2018.

The motion was approved by a unanimous vote.

4. Petition for Voluntary Annexation for the S $\frac{1}{2}$ SW $\frac{1}{4}$ & S $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 25, T100n, R50W, 5th P.M., Lincoln County, SD.

Stonesifer moved, with Bergsmith seconding, to recommend to the City Council that this annexation be approved with the zoning as shown in the Future Land Use Exhibit and with the west half of the property in the Urban Service District and the east half of the property in the Rural Service District. The motion was approved by a unanimous vote.

ADJOURNMENT

McKeown moved, with Bergsmith seconding, to adjourn. The motion was approved by a unanimous vote. The Commission meeting adjourned at 6:43 p.m.

Respectfully submitted,

Michael McMahon
Planning & Zoning Administrator