

**HARRISBURG PLANNING COMMISSION
APPROVED MINUTES OF THE REGULAR MEETING OF NOVEMBER 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, McKeown, Schipper, and Stonesifer.
Others present: McMahan, Stockwell, and four guests.

APPROVAL OF AGENDA

1. To approve the agenda for the November 14, 2017 regular meeting.

Bergsmith moved, with Schipper 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 November 1, 2017.

Kindt moved, with Bergsmith 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 Zoning Amendment Request by Mike Runge to change the zoning of a portion of the SW¼, except parts sold, of Section 35, T100N, R50W, 5th P.M., City of Harrisburg, Lincoln County, SD from A-1 Agricultural District to R-3 Multi-Family Residential District.

The Public Hearing was called to order at 6:04 p.m. McMahan provided information on the application and Jim Dunham answered questions from the Commission. No public input was offered. 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 amendments to the City's Zoning Regulations.

The Public Hearing was called to order at 6:15 p.m. McMahan provided information on the application and answered questions from the Commission. No public input was offered. The Public Hearing was adjourned at 6:37 p.m.

NEW BUSINESS

5. Application for a Zoning Amendment by Mike Runge to change the zoning of a portion of the SW¼, except parts sold, of Section 35, T100N, R50W, 5th P.M., City of Harrisburg, Lincoln County, SD from A-1 Agricultural District to R-3 Multi-Family Residential District.

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

6. Recommendation to the Lincoln County Planning Commission on the requested Change of Zoning for Bumgardner Tract 4 in Lot 1 of the Subdivision of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, T99N, R50W, 5th P.M., Lincoln County, South Dakota from Agricultural to Commercial by BJ Property, LLC.

After extensive discussion McKeown moved, with Kindt seconding, to recommend to the Lincoln County Planning Commission that this Rezoning Application be approved only if a Conditional Use Permit is applied to this property to address screening, outdoor storage, lighting, noise, pavement of the driveway, and prohibiting additional development of this property unless annexed. The motion was approved by a unanimous vote.

7. Recommendation to the City Council on amendments to the City's Zoning Regulations.

After review of the proposed amendments, Kindt moved, with Bergsmith seconding, to recommend to the City Council that the proposed amendments to the City's Zoning Regulations be adopted as amended. The motion was approved by a unanimous vote.

8. Recommendation to the City Council to update the Planning and Building Services Fee Schedule.

Kindt, moved, with Bergsmith seconding, to recommend to the City Council that the updates to the Planning and Building Services Fee Schedule be adopted. The motion was approved by a unanimous vote.

GUEST INPUT

Tobin Morris presented a progress report on the formation of a Tax Increment District for the Ackerman development. He expects the project plan to be ready for Commission review in January or February.

ADMINISTRATIVE REPORTS AND COMMISSION INPUT

9. Building and development activity reports for October, 2017

McMahon provided the activity reports. No Commission input was offered.

ADJOURNMENT

Kindt moved, with Schipper seconding, 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