

**HARRISBURG PLANNING COMMISSION
APPROVED MINUTES OF THE REGULAR MEETING OF JANUARY 9, 2018
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, McKeown, Schipper, Stonesifer, and Tank.
Others present: McMahan, Brown, Berg, Morris, Ackerman, Anawski, and Holbeck.

APPROVAL OF AGENDA

1. To approve the agenda for the January 9, 2018 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 meetings of November 14, 2017 and January 4, 2018.

Schipper moved, with Bergsmith seconding, to approve the minutes of November 14, 2017 and January 4, 2018 as presented. The motion was approved by a unanimous vote.

PUBLIC HEARING

3. A Public Hearing was scheduled for 6:15 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 Creek Side Place Addition to the City of Harrisburg.

The Public Hearing was called to order at 6:15 p.m. Morris provided information on the TID and answered questions from the Commission. Holbeck stated the School District's support for this TID but recommended that a moratorium on further residential TIDs be adopted by the City. The Public Hearing was adjourned at 6:40 p.m.

NEW BUSINESS

4. Discussion with Kelly Nielson of a proposed Planned Unit Development.

Mr. Nielson was not present to discuss his proposal with the Commission. The Commission discussed the use of PUDs with City staff.

5. Recommendation to the City Council to set the boundaries of TID #4 in the Creekside Place Addition to the City of Harrisburg.
6. Recommendation to the City Council to approve the Project Plan for TID #4 in the Creekside Place Addition to the City of Harrisburg.

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After a brief discussion, Tank moved, with Schipper seconding, to adopt the following resolution for agenda items 5 and 6:

**RESOLUTION DECLARING BOUNDARIES AND RECOMMENDING CREATION OF
TAX INCREMENTAL DISTRICT NUMBER FOUR,
CITY OF HARRISBURG, SOUTH DAKOTA**

WHEREAS, the Planning Commission of the City of Harrisburg, South Dakota, received an application to create a Tax Incremental District and thereafter a Notice of Hearing was published advising interested parties that they were being given a reasonable opportunity to express their views on the proposed creation of a Tax Incremental District in the following location:

The Southeast Quarter of Section 35, Township 100 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota, containing 160.17 acres [including 5.01 acres of Right of Way (Easement)]; and excluding 0.42 acres of Lot H1 contained therein

WHEREAS, such Notice was published in the official newspapers in City of Harrisburg, not less than ten (10) nor more than thirty (30) days from the date of the hearing; and

WHEREAS, a copy of the Notice was sent by first-class mail to the Chief Executive Officers of the following taxing entities:

Jim Holbeck, Superintendent
Harrisburg School District
200 Willow Street
Harrisburg, SD 57032

Lincoln County
Attn: Chairperson
104 N. Main Street
Canton, SD 57013

WHEREAS, a hearing was held on January 9, 2018 as provided in such Notice, and all interested parties were allowed a reasonable opportunity to be heard on the proposed creation of the Tax Incremental District;

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of City of Harrisburg, South Dakota:

1. Authority and declaration of necessity. Pursuant to SDCL §§ 11-9-4 & 11-9-13, the City of Harrisburg Planning Commission hereby declares the necessity to form a tax incremental district in the City of Harrisburg.
2. Findings. The Planning Commission finds that there is statutory authority to refer said district to the City of Harrisburg governing body for their consideration and that all notice requirements have been met and all findings required by statute are hereby made.

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3. Boundaries of District. The district shall be located with the northern, southern, western, and eastern boundaries of the following described real property:

The Southeast Quarter of Section 35, Township 100 North, Range 50 West of the 5th Principal Meridian, City of Harrisburg, Lincoln County, South Dakota, containing 160.17 acres [including 5.01 acres of Right of Way (Easement)]; and excluding 0.42 acres of Lot H1 contained therein

4. Recommendation of Project Plan. The Planning Commission finds the Project Plan conforms with SDCL 11-9-13 and recommends the Plan to the Harrisburg City Council.
5. Recommendation to Council. The City of Harrisburg Planning Commission hereby recommends to the Harrisburg City Council that the Tax Incremental District Number Four, City of Harrisburg be created with the above boundaries and hereby submits this resolution as its recommendation to the City Council.

The motion was approved by a unanimous vote.

7. Review of Engineering Design Standards and recommendation to City Council.

Brown presented the revised Engineering Design Standards to the Commission and answered their questions. McKeown moved, with Tank seconding, to recommend to the City Council that the Engineering Design Standards be adopted. The motion was approved by a unanimous vote.

8. Discussion of Comprehensive Plan Update.

McMahon reported the Mayor's request to form a City Vision Committee and asked for volunteers to serve on this Committee. Bergsmith, Kindt, and Tank volunteered to serve on this Committee and McKeown volunteered to serve as an alternate member.

9. Election of Officers.

Tank, with Schipper seconding, nominated Bicknase for Chairman. Bicknase was unanimously elected as Chairman. Schipper, with Bergsmith seconding, nominated Tank for Vice-Chairman. Tank was unanimously elected as Vice-Chairman.

Tank moved, with Schipper seconding, to continue to hold monthly meetings at 6:00 p.m. in the City Hall Conference Room on the second Tuesday of each month. The motion was approved by a unanimous vote.

GUEST INPUT

No guest input was offered.

ADMINISTRATIVE REPORTS AND COMMISSION INPUT

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10. Building and development activity reports for November and December, 2017

McMahon provided the activity reports and reported that he will not be in town for the February Commission meeting. The Commission discussed the February meeting and asked Brown to provide a report on the City's updated Wastewater Facility Plan at that meeting. The Commission also discussed housing prices and the City's Zoning Regulations.

ADJOURNMENT

Tank moved, with Bergsmith seconding, to adjourn. The motion was approved by a unanimous vote. The Commission meeting adjourned at 7:43 p.m.

Respectfully submitted,

Michael McMahon
Planning & Zoning Administrator