

**HARRISBURG PLANNING COMMISSION  
APPROVED MINUTES OF THE REGULAR MEETING OF APRIL 10, 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, Kindt, McKeown, Schipper, Stonesifer, and Tank.

Others present: Brown, McMahon, Mayor Julie, Berg, Jeremy Beaty, Laith Herrboldt, Michael Verley, and Todd Anawski.

**APPROVAL OF AGENDA**

1. To approve the agenda for the April 10, 2018 regular meeting.

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

**OLD BUSINESS**

2. Approval of the minutes of the Commission meeting of March 13, 2018.

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

**NEW BUSINESS**

3. Presentation by the Mayor of the Vision Committee work and the City's Vision Statement and Goals.

The Mayor reviewed the work of the Vision Committee with the Commission and shared the Vision Statement and goals adopted by the City Council. She urged the Commission to use the Committee's work as the basis of the update to the City's Comprehensive Plan and to complete a draft of the update as soon as possible. She also noted that the Committee will meet on April 17 to review the vision materials and goals and to propose timelines and responsible parties to implement the Committee's work.

4. Recommendation to the City Council on the annexation of the Rix Addition, located in the W $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 35, T100N, R50W, Lincoln County, SD.

Tank moved, with McKeown seconding, to recommend to the City Council that the annexation of the Rix Addition be approved. The motion was approved by a unanimous vote.

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5. Recommendation to the City Council on the Preliminary Plan for the Rix Addition, located in the W $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 35, T100N, R50W, City of Harrisburg.

McMahon reviewed the Preliminary Plan with the Commission and Verley answered questions about the proposed development. Schipper moved, with Bergsmith seconding, to approve this Preliminary Plan and to recommend to the City Council that this Preliminary Plan be approved. The motion was approved by a unanimous vote.

6. Discussion and possible recommendation to the City Council on the Preliminary Plan for the Creekside Addition, located in the SE $\frac{1}{4}$  of Section 35, T100N, R50W, City of Harrisburg.

McMahon and Brown reviewed the Preliminary Plan with the Commission and Beaty and Herrboldt answered questions. The challenge of this Plan is that the proposed lot sizes do not conform to the City's Zoning Regulations and the Planned Unit Development regulations were not intended to accommodate the variety of residential housing types and styles being proposed. The Commission expressed support for applying a PUD to allow the proposed setbacks and lot sizes in the R-2 zoning district but were not supportive of the proposed reductions in setbacks and lot sizes in the R-1 zoning district. The Commission asked the applicants to bring additional information on the number of lots in the R-1 zoning district that are proposed to not meet the City's current bulk standards to a special meeting on April 24, when the Commission will complete its review of this Preliminary Plan and the proposed PUD.

7. Discussion of a Planned Unit Development for the Creekside Addition, located in the SE $\frac{1}{4}$  of Section 35, T100N, R50W, City of Harrisburg.

The discussion of a proposed PUD was included in the discussion of agenda item 6.

8. Discussion of proposed amendments to City Zoning Regulations.

McMahon distributed a very rough draft of proposed amendments based upon the discussions of the proposed Creekside Addition development. The Commission will take up the proposed amendments at the May Commission meeting.

9. Review of the Concept Plan for Harvest Trail apartments by Wayne Dullerud.

McMahon distributed the Concept Plan and discussed it with the Commission. Tank moved, with Schipper seconding, to approve this Concept Plan with the provision that sufficient area be added to the proposed lot to accommodate on-site stormwater detention to City standards. The motion was approved by a unanimous vote.

10. Discussion of proposed local amendments to the 2018 Edition of the IBC, IRC, IMC, IFGC, IEBC, IPMC.

McMahon distributed the proposed amendments. These amendments will be placed on the next Commission agenda for adoption.

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**GUEST INPUT**

Berg relayed a request from a resident to consider lowering the speed limit on Cliff Avenue in the vicinity of the 272<sup>nd</sup> Street intersection. The consensus of the Commission was to recommend to the City Council that the speed limit on Cliff Avenue from Willow Street to the speed limit sign north of the 272<sup>nd</sup> Street intersection be lowered to 35 miles per hour.

**ADMINISTRATIVE REPORTS AND COMMISSION INPUT**

11. Building and development activity reports for March, 2018.

McMahon provided the March reports. The Commission expressed their congratulations to Stonesifer for his City Council seat and thanked him for his contributions to the Commission.

**ADJOURNMENT**

Tank moved, with Schipper seconding, to adjourn. The motion was approved by a unanimous vote. The Commission meeting adjourned at 8:15 p.m.

Respectfully submitted,

Michael McMahon  
Planning & Zoning Administrator