

**HARRISBURG PLANNING COMMISSION
APPROVED MINUTES OF THE REGULAR MEETING OF JULY 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. Present were Commission members Bergsmith, Bicknase, Groen, Kindt, McKeown, Schipper, and Tank as well as Council members Berg and Stonesifer and eight guests.

The Commission welcomed new member Dustin Groen.

APPROVAL OF AGENDA

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

Bergsmith moved, with Tank 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 June 12, 2018.

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

PUBLIC HEARINGS

3. A Public Hearing has been scheduled for 6:05 p.m. to accept public input on a Zoning Amendment request for a portion of the unplatted balance of the NE $\frac{1}{4}$ of Section 2, T99N, R50W, 5th P.M., City of Harrisburg, Lincoln County, South Dakota from R-3 Multi-Family Residential District to GB General Business District.

Chairman Bicknase called the Public Hearing to order at 6:05 p.m. No public input was offered. Chairman Bicknase closed the Public Hearing at 6:08 p.m.

4. A Public Hearing has been scheduled for 6:15 p.m. to accept public input on implementing platting fees to recover arterial street costs.

Chairman Bicknase called the Public Hearing to order at 6:08 p.m. Mergen and McMahon presented a proposal to charge a platting fee to be used to partially fund arterial streets and major water and sanitary sewer trunk lines. Eight members of the City's development community were present to ask questions and provide input. McMahon also provided everyone with the written comments received from Steve VanBuskirk. It was suggested that the City could lower the amount of improvement costs by adopting its own street standards and paving two-lane arterial streets with improved intersections rather than just copying Sioux Falls Street Standards. An alternative City-wide special lot assessment was also suggested.

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Several of those present expressed concerns that the proposed fees would make Harrisburg much less competitive with surrounding communities which would slow or stop the City's growth. Several also suggested that Lincoln County should have some responsibility for street costs and McMahon reported that the County Commission has invited the City to attend a road planning meeting on July 31. It was suggested that the Planning Commission form a committee to explore other funding options that would have representation from the Council, Commission, developers, and builders.

Chairman Bicknase closed the Public Hearing at 7:23 p.m.

NEW BUSINESS

5. Recommendation to City Council on a Zoning Amendment request for a portion of the unplatted balance of the NE¼ of Section 2, T99N, R50W, 5th P.M., City of Harrisburg, Lincoln County, South Dakota from R-3 Multi-Family Residential District to GB General Business District.

Tank moved, with Kindt seconding, to recommend to the City Council to approve this Zoning Amendment request. The motion was approved by a unanimous vote.

6. Recommendation to City Council on a Petition for Voluntary Annexation for the South 300 feet of the West 300 feet of the W½NW¼ of Section 36, T100N, R50W, 5th P.M., Lincoln County, South Dakota.

Tank moved, with Schipper seconding, to recommend to the City Council that this voluntary annexation be approved as submitted. The motion was approved by a unanimous vote.

7. Recommendation to the City Council on implementing platting fee to recover arterial street costs.

After an extensive discussion, Bicknase appointed a committee to examine alternatives to arterial street fees and report back to the Planning Commission. The committee members will be Bicknase, McKeown, Clint Ackerman, Doug Allen, Ryan Berg, Joe Stonesifer, and staff members Pietrus and McMahon as well as Mergen. Tank moved, with Schipper seconding, to recommend to the City Council that arterial street fees be tabled for ninety days to allow the Planning Commission committee time to explore alternatives to the platting fee. The motion was approved by a unanimous vote.

GUEST INPUT

No guest input was offered.

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ADMINISTRATIVE REPORTS AND COMMISSION INPUT

8. Building and development activity reports for June, 2018.

McMahon reviewed the reports with the Commission as well as plats filed in June.

ADJOURNMENT

Tank moved, with Kindt seconding, to adjourn. The motion was approved by a unanimous vote. The Commission meeting adjourned at 7:32 p.m.

Respectfully submitted,

Michael McMahon
Planning & Zoning Administrator