

**HARRISBURG PLANNING COMMISSION  
APPROVED MINUTES OF THE REGULAR MEETING OF NOVEMBER 13, 2018  
HELD AT 6:00 P.M. IN THE CITY HALL CONFERENCE ROOM**

**ROLL CALL**

Chairman Bicknase called the Planning Commission to order at 6:00 p.m. Present were Commission members Bicknase, Groen, Kindt, Schipper, and Tank as well as Berg, Maxwell, McMahon, Mergen, Rob Doyen, and Duane Johnson.

**CONSENT AGENDA**

1. To approve the agenda for the November 13, 2018 regular meeting.
2. Approval of the minutes of the October 15, 2018 joint meeting.

Berg requested the addition of an agenda item for discussion of Planning Commission representation on the Council's CMR Selection Committee. Tank moved, with Groen seconding, to approve the Consent Agenda with the addition of the requested discussion item to the meeting agenda. The motion was approved by a unanimous vote.

**PUBLIC COMMENT**

Kevin Maxwell introduced himself to the Commission as the newly-appointed City Council member. Rob Doyen introduced himself to the Commission and expressed his interest in serving on the Commission.

**PUBLIC HEARINGS**

6:05 pm Public Hearing – Zoning Amendment Application by Duane Johnson to rezone Lot 8 of Block 1 of Harrisburg Homesites Addition from A-1 Agricultural District to GB General Business District.

Chairman Bicknase called the Public Hearing to order at 6:05 p.m. Duane Johnson was present and described his intent to start a boat, camper, and RV storage business on his property. Commission members asked a number of questions about the site, drainage, neighbor screening, and paving. Chairman Bicknase closed the Public Hearing at 6:18 p.m.

6:10 pm Public Hearing – Planned Unit Development Application by Allen Homes, Inc. to allow lot widths of less than the 65' minimum lot width for R-2 Low Density Residential District lots on Lots 2-16 in Block 16 of the Green Meadows Addition.

Chairman Bicknase called the Public Hearing to order at 6:19 p.m. No public input was offered. Chairman Bicknase closed the Public Hearing at 6:23 p.m.

**BUSINESS ITEMS**

1. Recommendation to City Council on a Zoning Amendment Application by Duane Johnson to rezone Lot 8 of Block 1 of Harrisburg Homesites Addition from A-1 Agricultural District to GB General Business District.

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The Commission discussed its concerns about his business proposal with Mr. Johnson. Both the Commission and Mr. Johnson agreed that his business would be subject to the conditions of Section 5.24 of the Zoning Ordinance (Vehicle sales and service), with outdoor vehicle parking to be allowed on a gravel or recycled asphalt surface and pavement of any parking area to meet City Design Standards for parking and drainage. They also agreed that the existing privacy fences along the south side of this property are adequate screening from the adjacent residential area. Tank moved, with Kindt seconding, to recommend to the City Council that this Rezoning request be approved. The motion was approved by a unanimous vote.

2. Review and approval of the proposed Planned Unit Development Application by Allen Homes, Inc. to allow lot widths of less than the 65' minimum lot width for R-2 Low Density Residential District lots on Lots 2-16 in Block 16 of the Green Meadows Addition.

After a brief discussion, Tank moved, with Kindt seconding, to approve this PUD Application to allow lot widths of at least 54 feet for Lots 2-16 of Block 16 of the Green Meadows Addition, contingent upon Council approval of the rezoning of these lots to R-2, Low Density Residential District. The motion was approved by a unanimous vote.

3. Recommendation to City Council on the Annexation of Tract 1 of Southern Views First Addition and Tract 2 of Southern Views Second Addition, both located in the N $\frac{1}{2}$  of Section 7, Township 100N, Range 49W, 5<sup>th</sup> P.M., Lincoln County, South Dakota.

McMahon reported that the City has completed the purchase of these two properties for the new wastewater treatment plant and asked the Commission to recommend to the City Council that these parcels be annexed into the City. Tank moved, with Schipper seconding, to recommend to the City Council that these two parcels be voluntarily annexed into the City. The motion was approved by a unanimous vote.

4. Review and approval of the plat of NEW Harrisburg Reg-Station Addition in Moir's Tract 2 in the E $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 27, Township 100N, Range 50W, 5<sup>th</sup> P.M., Lincoln County, South Dakota.

Kindt moved, with Groen seconding, to approve this plat as presented and to recommend to the City Council that this plat be approved. The motion was approved by a unanimous vote.

5. Discussion of Planning Commission representation on the Council's CMR Selection Committee.

Berg described the proposed membership and intent of the Selection Committee. The consensus of the Commission was that the Commission should be represented on the Committee and that Schipper would serve as the primary Commission representative with McKeown as Schipper's alternate.

6. Discussion of draft Comprehensive Plan update.

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McMahon presented draft information on demographics, population growth projections, environmental and manmade development constraints, growth analysis, and growth management policies for the Commission to review. After discussion, the consensus of the Commission was to continue this discussion at the next meeting.

**REPORTS**

McMahon provided building and development activity reports for October, 2018 as well as information on the national average residential lot size, and a recent development proposal.

Kindt moved, with Tank seconding, to adjourn. The motion was approved by a unanimous vote. The Commission adjourned at 7:36 p.m.

Respectfully submitted,

Michael McMahon  
Planning & Zoning Administrator