

**HARRISBURG PLANNING COMMISSION
APPROVED MINUTES OF THE REGULAR MEETING OF JUNE 25, 2019
HELD AT 6:00 P.M. IN THE CITY HALL CONFERENCE ROOM**

CALL TO ORDER

Chairman Bicknase called the Planning Commission to order at 6:00 p.m. Present were Commission members Bicknase, Doyen, Hogan, Kindt, and Schipper as well as Michael McMahon, Joe Stonesifer, Danny Tank, Doug Allen, Ryan Van Donge, and Eric Van Donge.

The Commission welcomed new member Wendi Hogan. The Commission also regretfully accepted the resignation of Dustin Groen.

APPROVAL OF AGENDA

1. Approval of the agenda for the June 25, 2019 regular meeting.

Kindt moved, with Schipper seconding, to approve the agenda for the June 25, 2019 regular meeting as presented. The motion was approved by a unanimous vote.

OLD BUSINESS

2. Approval of the minutes of the May 14, 2019 regular Planning Commission meeting.

Kindt moved, with Doyen seconding, to approve the minutes of the May 14, 2019 regular meeting as presented. The motion was approved by a unanimous vote.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Tank reported that the City Council may form a new committee to coordinate planning efforts with other entities and asked the Commission to recommend a representative and an alternate to serve on this committee. He will attend the July 9 Commission meeting to further discuss this.

NEW BUSINESS

3. Review and recommendation to City Council on a Petition for Voluntary Annexation by SDK Properties, LLC for the annexation of Tract 1 of Heines Addition (located in the S $\frac{1}{2}$ NW $\frac{1}{4}$), the N 160' of the W 701.7' of Tract 2 of Haas Addition, and Tract 2 of Haas Addition (except the S 193.67' thereof) (both located in the NW $\frac{1}{4}$ SW $\frac{1}{4}$) in Section 35, Township 100N, Range 50W, 5th P.M., Lincoln County, SD (approximately 12.55 acres).

After review Kindt moved, with Schipper seconding, to recommend to the City Council that the Petition for Voluntary Annexation of the SDK properties be approved. The motion was approved by a unanimous vote.

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4. Review and recommendation to City Council on a Petition for Voluntary Annexation by Bernhard Investments, LLP for the annexation of Tract 1 of Bernhard's Addition (located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$) and BHI Addition (located in the NW $\frac{1}{4}$) of Section 35, T100N, R50W, 5th P.M., Lincoln County, SD (approximately 7.07 acres).

After review Schipper moved, with Kindt seconding, to recommend to the City Council that the Petition for Voluntary Annexation of the BHI properties be approved. The motion was approved by a unanimous vote.

5. Review of the Preliminary Plan of Flatiron Crossing Addition, located in the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 26, T100N, R50W, 5th P.M., City of Harrisburg, Lincoln County, SD.

McMahon distributed copies of the Preliminary Plan and reported that this had been received just before the meeting. Doug Allen described his intent for the development and the challenges he faces to address drainage issues. Commission members asked a number of questions of Mr. Allen. Kindt moved, with Schipper seconding, to continue this item until the July 9 Commission meeting to give staff time to complete their Preliminary Plan review. The motion was approved by a unanimous vote.

6. Discussion of Mini-Warehouse (storage units) criteria.

McMahon provided excerpts from the current Zoning Regulations for mini-warehouse criteria and distributed proposed changes to the Commission. After extensive discussion about the proposed changes and with input from the Van Donge brothers about their proposed storage condo units in Dynamic Development Addition, the consensus of Commission members was to direct staff to make changes to the proposed criteria and bring these changes to the next Commission meeting.

7. Review of Utility Oversizing Reimbursement Policy and recommendation to City Council.

Stonesifer distributed the proposed Policy and discussed it with the Commission. Kindt moved, with Doyen seconding, to recommend to the City Council that this Policy be adopted. The motion was approved by a unanimous vote.

8. Review letters of interest for the Planning Commission vacancies and recommendation to the Mayor and City Council.

After a brief review of the letters of interest received, Kindt moved, with Hogan seconding, to recommend that Kristin Larson be appointed to fill one of the current vacancies on the Commission. The motion was approved by a unanimous vote. The consensus of the Commission was to wait until the July 9 meeting to make a recommendation to fill the other vacancy.

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ADMINISTRATIVE REPORTS AND COMMISSION INPUT

9. Building and development activity reports for May, 2019.

McMahon provided building and development activity reports for May, 2019.

10. Report on Arterial Street Funding Committee meeting of May 22.

McMahon reported on the Arterial Street Funding Committee meeting of May 22.

11. Commission Member input.

No Commission member input was offered.

Kindt moved, with Schipper seconding, to adjourn. The motion was approved by a unanimous vote. The Commission adjourned at 7:17 p.m.

Respectfully submitted,

Michael McMahon
Planning & Zoning Administrator