

**HARRISBURG PLANNING COMMISSION  
DRAFT MINUTES OF THE REGULAR MEETING OF OCTOBER 8, 2019  
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 Bicknase, Doyen, Hiles, Hogan, Kindt, Larson, and Schipper. Also present were McMahon, Stonesifer, Council member Danny Tank, and Mark Fiechtner.

**APPROVAL OF AGENDA**

1. To approve the agenda for the October 8, 2019 regular meeting.

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

**OLD BUSINESS**

2. Approval of the minutes of the September 10, 2019 regular meeting.

Kindt moved, with Doyen seconding, to approve the minutes of the September 10, 2019 Commission meeting as presented. The motion was approved by a unanimous vote.

**PUBLIC COMMENT ON NON-AGENDA ITEMS**

No public comment was offered.

**NEW BUSINESS**

3. Recommendation to the Lincoln County Planning Commission on a rezoning request from Agricultural District to Commercial District for a 10 acre parcel described as the proposed Tract 4 of Van Ningen's Tracts within the NE $\frac{1}{4}$  (except Lot H-1 and E1652' of S1054.69' and Van Ningen's Tracts) of Section 31, T100N, R50W, 5<sup>th</sup> P.M., Lincoln County, SD.

The Commission reviewed the application information provided by County staff and expressed concerns about continued piecemeal and uncoordinated development in this neighborhood. Kindt moved, with Hogan seconding, to recommend to the Lincoln County Planning Commission that this rezoning request be denied. The motion was approved by a unanimous vote.

4. Recommendation to the Lincoln County Planning Commission on a rezoning request from Agricultural District to Rural Residential District for Lot B of Olson's Subdivision, Part of Tract 2 in the NE $\frac{1}{4}$  of Section 25, T100N, R50W, 5<sup>th</sup> P.M., Lincoln County, SD.

The Commission reviewed the application information provided by County staff and expressed concerns about increasing residential development density in this neighborhood without coordinated access and utility services. Kindt moved, with Doyen seconding, to recommend to the Lincoln County Planning Commission that this rezoning request be denied. The motion was approved by a unanimous vote.

**HARRISBURG PLANNING COMMISSION  
DRAFT MINUTES OF THE REGULAR MEETING OF OCTOBER 8, 2019  
HELD AT 6:00 P.M. IN THE CITY HALL CONFERENCE ROOM**

5. Recommendation to the Lincoln County Planning Commission on a Conditional Use Application for the Dakota Access Pipeline pumping station to be located on a 33.5 acre parcel described as Tract 1 and Tract 2 of Johnson's Addition plus 13.5 acres in the NW $\frac{1}{4}$ W $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 17, T99N, R49W, 5<sup>th</sup> P.M., Lincoln County, SD.

The Commission reviewed the application information provided by County staff and expressed concerns about premature development in this neighborhood as well as noise and potential surface water pollution. Larson moved, with Doyen seconding, to recommend to the Lincoln County Planning Commission that this CUP application be denied due to the lack of economic benefit to the Harrisburg community and due to concerns about potential negative impacts to surface water and noise. The motion was approved by a unanimous vote.

6. Minor amendment to the Preliminary Plan for Block 5 of Dynamic Development Addition.

Mark Fiechtner asked the Commission to approve this amendment to allow construction of a second contractor shop building in lieu of the previously-approved outdoor storage on the east half of Block 5. The Commission discussed concerns about retail activities in this Light Industrial Zoning District and the problems that these activities have caused. The Commission also urged installation of a security camera system for site security. Larson moved, with Doyen seconding, to approve this minor amendment to the Preliminary Plan for Dynamic Development Addition with the retention of the screening strip along the east property line of Lot 1b as originally approved. The motion was approved by a unanimous vote.

7. Discussion of CIP Project Prioritization.

Stonesifer distributed a prioritization matrix and other information on arterial street projects for Commission review. He also described efforts to prepare an initial design for the Cliff Avenue and Willow Street intersection for submission to Lincoln County in early 2020 as a joint City/County construction project.

8. Discussion of joint City Council/Planning Commission meeting.

The Commission discussed the proposed joint meeting and reached a consensus to wait to have a joint meeting until there is sufficient study information presented on street funding or traffic impacts to serve as the subject for the joint meeting.

## **ADMINISTRATIVE REPORTS AND COMMISSION INPUT**

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

McMahon provided the activity reports.

**HARRISBURG PLANNING COMMISSION  
DRAFT MINUTES OF THE REGULAR MEETING OF OCTOBER 8, 2019  
HELD AT 6:00 P.M. IN THE CITY HALL CONFERENCE ROOM**

**10.** Commission Member input.

No Commission input was offered.

**ADJOURNMENT**

Schipper moved, with Kindt seconding, to adjourn. The motion was approved by a unanimous vote. The Commission meeting adjourned at 7:45 p.m.

Respectfully submitted,

Michael McMahon  
Planning & Zoning Administrator