

**HARRISBURG PLANNING COMMISSION  
DRAFT MINUTES OF THE REGULAR MEETING OF MARCH 9, 2021  
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, Larson, and Schipper as well as McMahon, Stonesifer, Councilman Tank, and Tom Anez.

**APPROVAL OF AGENDA**

1. To approve the agenda for the March 9, 2021 regular meeting.

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

**OLD BUSINESS**

2. Approval of the minutes of the February 9, 2021 regular meeting.

Hogan moved, with Doyen seconding, to approve the minutes of the February 9, 2021 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. Review the plat of Tract 1 of Dingsor Addition, located in the E $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 24, T99N, R50W, 5<sup>th</sup> P.M., Lincoln County, SD and make a recommendation to the City Council.

The Commission extensively discussed their concerns about the proposed lot size and potential for rezoning of the parcel to non-residential uses. Doyen moved, with Schipper seconding, to approve this Plat and Pre-Annexation Agreement and to recommend to the City Council that both be approved. The motion was approved by a unanimous vote.

4. Review of the Preliminary Plan for the Whiskey Creek Addition and make a recommendation to the City Council.

The Commission asked staff a number of questions about the proposed lot sizes and the accompanying request for 5' side yard setbacks and 3,000 square foot accessory buildings. After extensive discussion, Schipper moved, with Hogan seconding, to table the review of this Preliminary Plan to the April Commission meeting and request that the developer be present for discussion of his Plan. The motion was approved by a unanimous vote.

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5. Review of the Petition for Voluntary Annexation of the Kieffer property (The west 28 rods of the south 28 rods of the SW¼SW¼ of Section 35, T100N, R50W, 5<sup>th</sup> P.M., Lincoln County, SD) and make a recommendation to the City Council.

After a brief review, Schipper moved, with Hogan seconding, to approve this annexation and to recommend to the City Council that this annexation be approved. The motion was approved by a unanimous vote.

6. Review of an amendment to Zoning Regulations for large residential lots.

McMahon presented a draft amendment that is intended to accommodate the transition of County housing eligibility lots into the City's land use jurisdiction. The Commission extensively discussed the proposals to zone such lots as agricultural, establish a minimum lot size, and allow accessory buildings on such lots to be up to 1,500 square feet in size. The consensus of the Commission was to continue discussion of the draft amendment until the April meeting.

**ADMINISTRATIVE REPORTS AND COMMISSION INPUT**

7. Building and development activity reports for February, 2021.

McMahon provided activity reports to the Commission and discussed current development projects. Stonesifer discussed upcoming City street projects and reminded the Commission that a public hearing to accept input on the Capital Improvement Plan is scheduled for the April Commission meeting.

8. Commission Member input.

No Commission input was offered.

**ADJOURNMENT**

Schipper moved, with Doyen seconding, to adjourn. The motion was approved by a unanimous vote. The Commission meeting adjourned at 7:20 p.m.

Respectfully submitted,

Michael McMahon  
Planning & Zoning Administrator