

**HARRISBURG PLANNING COMMISSION
APPROVED MINUTES OF THE REGULAR MEETING OF NOVEMBER 10, 2020
HELD AT 6:00 P.M. IN THE CITY HALL CONFERENCE ROOM**

This meeting was moved from the Liberty Elementary School Board Room to the City Hall Conference Room because a snow storm caused the closure of all school facilities in mid-afternoon of November 10.

CALL TO ORDER

Chairman Bicknase called the meeting to order at 6:00 p.m. Present were Commission members Bicknase, Doyen, Hogan, Kindt, Larson, and Schipper as well as McMahon, Stonesifer, Councilman Tank, and one guest.

APPROVAL OF AGENDA

1. To approve the agenda for the November 10, 2020 regular meeting.

McMahon reported that the applicant and her attorney for Items 3 & 4 have requested a continuance until the December 8 Planning Commission meeting due to the adverse weather. Kindt moved, with Doyen seconding, to approve the agenda with Items 3 & 4 continued until the December Commission meeting. The motion was approved by a unanimous vote.

OLD BUSINESS

2. Approval of the minutes of the October 13, 2020 regular meeting.

Doyen moved, with Larson seconding, to approve the minutes of the October 13, 2020 Commission meeting as presented. The motion was approved by a unanimous vote.

PUBLIC COMMENT ON NON-AGENDA ITEMS

No public comment was offered.

BOARD OF ADJUSTMENT

3. A Public Hearing has been scheduled for 6:05 p.m. to accept public input on a request for a Variance to allow a fence in a drainage easement by Amanda Kruger for 411 Adrianna Avenue (Lot 9 of Block 13 of the Legendary Estates Addition to the City of Harrisburg).
4. Consider a request for a Variance to allow a fence in a drainage easement for 411 Adrianna Avenue (Lot 9 of Block 13 of the Legendary Estates Addition to the City of Harrisburg).

Items 3 & 4 were continued at the Applicant's request to the December Commission meeting. No one was present to provide input for the Public Hearing.

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PUBLIC HEARING

5. A Public Hearing has been scheduled for 6:15 p.m. to accept public input on a request for a Planned Unit Development Conditional Use Permit by Mark Fiechtner to allow 0' side yard setbacks between Light Industrial and General Business uses in Block 6 of Dynamic Development Addition.

Chairman Bicknase called the Public Hearing to order at 6:15 p.m. McMahon presented information on the application and answered questions from the Commission. Chairman Bicknase closed the Public Hearing at 6:30 p.m.

NEW BUSINESS

6. Consider a Planned Unit Development Application by Mark Fiechtner to allow 0' side yard setbacks between Light Industrial and General Business uses in Block 6 of Dynamic Development Addition.

After consideration and discussion, Kindt moved, with Larson seconding, to approve this PUD with the condition that the appearance standards for GB General Business Zoning District must be met for the portion of the proposed building within the GB General Business Zoning District. The motion was approved by a 4 to 2 vote.

7. Petition for Voluntary Annexation from Craig & Pam Ostebee for Johnson Tract 5, located in the NE $\frac{1}{4}$ of Section 1, T99N, R50W, 5th P.M., Lincoln County, South Dakota (approximately 3 acres).

After a brief review, Kindt moved, with Doyen 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.

8. Review a Plat and Pre-Annexation Agreement of Tract 1 of Fountain Estates, located in the W $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 34, T100N, R50W, 5th P.M., Lincoln County, South Dakota and make a recommendation to the City Council.

After review and discussion, Kindt moved, with Larson seconding, to approve this Plat and Pre-Annexation Agreement and to recommend to the City Council that they be approved. The motion was approved by a unanimous vote.

9. Review and recommendation to the City Council on a revised fee schedule for Planning and Building Services.

After review and extensive discussion, Larson moved, with Schipper seconding, to recommend to the City Council that the revised fee schedule with water and sanitary sewer minimum connection charges of \$750 be approved. The motion was approved by a unanimous vote.

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ADMINISTRATIVE REPORTS AND COMMISSION INPUT

10. Building and development activity reports for October, 2020.

McMahon provided activity reports to the Commission and discussed current development projects.

11. Commission Member input.

No Commission input was offered.

ADJOURNMENT

Doyen moved, with Schipper 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