

**HARRISBURG PLANNING COMMISSION
APPROVED MINUTES OF THE REGULAR MEETING OF DECEMBER 8, 2020
HELD AT 6:00 P.M. IN THE LIBERTY ELEMENTARY SCHOOL BOARD ROOM**

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 two guests.

APPROVAL OF AGENDA

1. To approve the agenda for the December 8, 2020 regular meeting.

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

OLD BUSINESS

2. Approval of the minutes of the November 10, 2020 regular meeting.

Kindt moved, with Doyen seconding, to approve the minutes of the November 10, 2020 Commission meeting as presented. The motion was approved by a unanimous vote.

PUBLIC COMMENT ON NON-AGENDA ITEMS

No public comment was offered.

Chairman Bicknase recessed the Planning Commission meeting and called the Board of Adjustment to order.

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 5' into 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).

Chairman Bicknase opened the Public Hearing at 6:05 p.m. Amanda Kruger and her attorney, Robin Eich, made a request to be allowed a Variance of 5' so the existing nonconforming fence can be moved to a conforming location. Eich restated the reasons for this request as stated in the application and explained why she felt this request was an unnecessary hardship. When asked, Stonesifer explained that the drainage easement is a necessary stormwater management facility that, by his calculations, needs to be a minimum of 35' wide to accommodate flows from a "100-year" storm without provision for a freeboard safety factor. Stormwater flows from storms in recent years have been forced out of the drainage easement by the encroaching fence and have threatened homes built since the fence was installed with flooding. Commission members asked several questions to the applicant and to staff. Bicknase closed the Public Hearing at 6:45 p.m.

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4. Consider a request for a Variance to allow a fence 5' into a drainage easement for 411 Adrianna Avenue (Lot 9 of Block 13 of the Legendary Estates Addition to the City of Harrisburg).

Schipper moved, with Doyen seconding, to deny this Variance request. The motion was approved by a unanimous vote. Hogan moved to approve a Variance of 3' into the drainage easement for this fence. The motion died for lack of a second. Eich asked the Board if a revised Variance request can be heard at the January Planning Commission meeting and the application fee be waived. The consensus of the Board was to accept this request.

Chairman Bicknase adjourned the Board of Adjustment and called the Planning Commission back into session at 6:50 p.m.

NEW BUSINESS

5. Petition for Voluntary Annexation from Orchard View Properties for Tract 2 of Country Corner Orchard's Addition (less Lot H-1), located in the E½ of Section 34, T100N, R50W, 5th P.M., Lincoln County, South Dakota (approximately 47.02 acres).

McMahon reported on this application and recommended approval. Kindt moved, with Schipper seconding, to approve this Annexation and to recommend to the City Council that it be approved. The motion was approved by a unanimous vote.

6. Petition for Voluntary Annexation from DAJ Land Company, LLC for the W½NE¼ of Section 34 (Less Fountain Estates and the E271.50' of the W321.50' of the N320.88'), T100N, R50W, 5th P.M., Lincoln County, South Dakota (approximately 60.82 acres).

After a brief review, Hogan moved, with Kindt 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.

ADMINISTRATIVE REPORTS AND COMMISSION INPUT

7. Building and development activity reports for November, 2020.

McMahon provided activity reports to the Commission and discussed current development projects. McMahon also relayed a request to consider a 3 story, 80-unit apartment building on Lot 8 of Block 10 of Harvest Acres Addition. The Commission expressed concern about the bulk of such a building in that location as well as concerns about parking, access, and traffic. The consensus of the Commission was to request a concept plan for the proposed development as well as conceptual elevation drawings of a proposed building before deciding if such a development will be acceptable.

8. Commission Member input.

No Commission input was offered.

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ADJOURNMENT

Kindt moved, with Hogan 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