

**HARRISBURG PLANNING COMMISSION
DRAFT MINUTES OF THE REGULAR MEETING OF APRIL 13, 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.

Members present: Bicknase, Doyen, Hogan, Kindt, Larson, and Schipper.

Others present: McMahon, Stonesifer, Schoen, Kruger, Eich, Stencil, Schwebach, Nielson, Anez, and 9 others.

APPROVAL OF AGENDA

1. To approve the agenda for the April 13, 2021 regular meeting.

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

OLD BUSINESS

2. To approve the minutes of the regular Commission meeting of March 9, 2021.

Kindt moved, with Schipper seconding, to approve the minutes of the March 9, 2021 meeting as presented. The motion was approved by a unanimous vote.

PUBLIC COMMENT ON NON-AGENDA ITEMS

No public comment was offered.

ADJOURN PLANNING COMMISSION & CONVENE BOARD OF ADJUSTMENT

Schipper moved, with Doyen seconding, to recess the Planning Commission meeting to convene the Board of Adjustment. The motion was approved by a unanimous vote.

PUBLIC HEARING

3. A Public Hearing has been scheduled to for 6:05 p.m. to accept public input on a request for a Variance to allow a fence 3' 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 called the Public Hearing to order at 6:05 p.m. Public input was provided by Eich and Kruger as well as by Schoen and Stonesifer. Commission members asked several questions of the applicants.

Chairman Bicknase closed the Public Hearing at 6:23 p.m.

4. Consider a request for a Variance to allow a fence 3' into a drainage easement for 411 Adrianna Avenue (Lot 9 of Block 13 of the Legendary Estates Addition to the City of Harrisburg).

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After discussion, Doyen moved with Hogan seconding, to approve this Variance request subject to the fence being moved by July 1, 2021. The motion was approved with all but Schipper voting in favor of the motion.

ADJOURN BOARD OF ADJUSTMENT & RECONVENE PLANNING COMMISSION

Larson moved, with Doyen seconding, to adjourn the Board of Adjustment to reconvene the Planning Commission meeting. The motion was approved by a unanimous vote.

PUBLIC HEARINGS

5. A Public Hearing has been scheduled at 6:30 p.m. to accept public input on a Zoning Amendment Request by Clint Stencil to change the zoning of Tract 2 of the Harvest Acres Addition from GB General Business District to R-3 Multi-Family Residential District.

Chairman Bicknase convened the Public Hearing at 6:27 p.m. Several neighbors and their children spoke against the rezone request citing concerns over increased traffic, increased crime, loss of open space, and fear of children drowning in the proposed stormwater detention facility as well as the undesirability of renters rather than owners as neighbors. Stencil affirmed that he is requesting a zoning change to R-3, as shown on the development plan, rather than R-2, as shown on his application. He also stated that the site would be fenced before construction would begin, and that the property cost is too high to support single family home development. Stonesifer addressed traffic concerns. Chairman Bicknase closed the Public Hearing at 6:58 p.m.

6. A Public Hearing has been scheduled at 6:40 p.m. to accept public input on a proposal to amend the City's Zoning Regulations to add requirements for Rural Residential Lots and to update the City's Official Zoning Map.

Chairman Bicknase convened the Public Hearing at 7:23 p.m. No public input was offered as all of the guests had left the meeting. Chairman Bicknase closed the Public Hearing at 7:24 p.m.

7. A Public Hearing has been scheduled at 6:45 p.m. to accept public input on a Planned Unit Development application for Whiskey Creek Addition.

Chairman Bicknase convened the Public Hearing at 7:04 p.m. McMahon noted that the Zoning Regulations allow the Preliminary Plan and PUD to be addressed together. Nielson described his intent for this development and stated that he was withdrawing his request for 5' side yard setbacks. He and the Commission discussed at length the proposed size of accessory buildings. Chairman Bicknase closed the Public Hearing at 7:20 p.m.

8. A Public Hearing has been scheduled at 6:50 p.m. to accept public input on the City's draft 2022-2027 Capital Improvement Plan.

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Chairman Bicknase convened the Public Hearing at 7:30 p.m. Stonesifer discussed the method used to prioritize projects for the CIP and noted that several more projects need to be added to the CIP. He will bring a final version back to the Commission at their next meeting. Chairman Bicknase closed the Public Hearing at 7:35 p.m.

NEW BUSINESS

9. Application to Keep Chickens (4 to 6) by Geoff Place at 209 W. Maple Street.

After review, Doyen moved, with Kindt seconding, to approve this Application. The motion was approved by a unanimous vote.

10. Application to Keep Chickens (6) by Stephanie Suhrbier at 1001 Miah Street.

After review, Kindt moved, with Schipper seconding, to approve this Application. The motion was approved by a unanimous vote.

11. Review and recommendation to City Council on a Zoning Amendment Request by Clint Stencil to change the zoning of Tract 2 of Harvest Acres Addition from GB General Business District to R-3 Multi-Family Residential District.

After discussion, Larson moved, with Schipper seconding, to recommend to the City Council that this Zoning Amendment Request be denied. The motion was approved with all but Doyen voting in favor of the motion.

12. Continued review of the Preliminary Plan for Whiskey Creek Addition, located at Tract 2 of Hensch Addition and recommendation to City Council.

13. Application for a Planned Unit Development for Whiskey Creek Addition to allow 5' side yard setbacks and accessory buildings of up to 3000 square feet.

Kindt moved, with Schipper seconding, to approve this Preliminary Plan (and recommend approval to the City Council) and PUD (with the side setback request removed and the accessory building size to be no more than 40% of the lot area, with the home and attached garage area included in the 40% calculation, up to a maximum building size of 3,000 square feet). The motion was approved by a unanimous vote.

14. Review and recommendation to City Council of the plat of Tract 1 of Kolb Addition, located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28, T100N, R50W, 5th P.M., Lincoln County, SD.

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

15. Review and recommendation to City Council of the plat of Tract 1 of Stencil Addition, located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28, T100N, R50W, 5th P.M., Lincoln County, SD.

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

16. Discussion and recommendation to City Council on amendments to the City's Zoning Regulations to provide regulations for Rural Residential lots and to update the City's Official Zoning Map.

After discussion, Schipper moved, with Larson seconding, to continue this item until the next Commission meeting so revisions can be considered. The motion was approved by a unanimous vote.

17. Discussion of 2022-2027 Capital Improvement Plan.

After discussion, the consensus of the Commission was to continue this item until the next Commission meeting for further study.

ADMINISTRATIVE REPORTS AND COMMISSION INPUT

18. Building and development activity reports for March, 2021.

McMahon presented the reports and gave a short summary of recent development activity.

19. Commission Member input.

Chris Kindt announced his resignation to assume duties of Alderman. A new Vice-Chairman will be elected at the next Commission meeting. Doyen asked to be appointed for another term on the Commission.

ADJOURNMENT

Motion by Kindt, seconded by Hogan, to adjourn. The motion was approved by a unanimous vote. The Commission meeting adjourned at 7:50 p.m.

Respectfully submitted,

Michael McMahon
Planning & Zoning Administrator