

**HARRISBURG PLANNING COMMISSION
APPROVED MINUTES OF THE REGULAR MEETING OF MAY 11, 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, Hiles, Hogan, Larson, and Schipper.

Others present: McMahan, Stonesifer, Stencil, and 3 others.

APPROVAL OF AGENDA

1. To approve the agenda for the May 11, 2021 regular meeting.

Schipper moved, with Hogan 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 April 13, 2021.

Schipper moved, with Hogan seconding, to approve the minutes of the April 13, 2021 meeting as presented. The motion was approved by a unanimous vote.

PUBLIC COMMENT ON NON-AGENDA ITEMS

No public comment was offered.

PUBLIC HEARING

3. A Public Hearing has been scheduled to for 6:05 p.m. to accept public input on a Zoning Amendment Request for Tract 4 of Devitt Farm Addition to change the zoning from GB General Business District to R-2 Low Density Residential District.

Chairman Bicknase called the Public Hearing to order at 6:05 p.m. Commission members asked several questions of staff.

Chairman Bicknase closed the Public Hearing at 6:15 p.m.

NEW BUSINESS

4. Review and recommendation to City Council on a Zoning Amendment Request for Tract 4 of Devitt Farm Addition to change the zoning from GB General Business District to R-2 Low Density Residential District.

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

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5. Request for reconsideration of 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-2 Low Density Residential District.

Stencil reported that he has revised his development plan from apartment buildings to 38 townhome units in buildings of 4 or 5 units and that he met with the concerned neighbors to discuss the changes. He requested that the Commission reconsider its vote from the April meeting to recommend denial of this Rezone request to the City Council. He discussed his revised development plan with the Commission and answered several questions. Rod Pattison, one of the concerned neighbors, spoke in favor of the revised request. After discussion, Schipper moved, with Hiles seconding, to recommend to the City Council that this Rezone request be approved. The motion was approved by a unanimous vote.

6. First annual review of the Dean Marshall CUP to allow a Major Home Occupation (food truck) at 407 Claudia Avenue.

McMahon reported that there have been no complaints or violations of the conditions of approval of this CUP. Schipper moved, with Larson seconding, to leave the conditions of approval of this CUP unchanged and to review this CUP again in a year. The motion was approved by a unanimous vote.

7. Review and recommendation to City Council of the Plat of Tract 4A of Timm's Addition, located in the SE $\frac{1}{4}$ of Section 19, T99N, R49W, 5th P.M., Lincoln County, SD.

After review, Schipper moved, with Hiles 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.

8. Discussion of an amendment to Zoning Regulations for large rural residential lots.

McMahon distributed a revised amendment to the Zoning Regulations that was based on the discussion at the April Commission meeting. After discussion, Schipper moved, with Hogan seconding, to recommend to the City Council that this amendment to the Zoning Regulations be approved. The motion was approved by a unanimous vote.

9. Recommendation to City Council to adopt the 2022-2027 Capital Improvement Plan.

Stonesifer distributed the proposed CIP and reviewed its contents with the Commission. The Commission asked several questions and discussed the priorities of street projects. Stonesifer will send Commission members additional information and request action on this item at the next Commission meeting.

10. Election of Vice-Chairman.

Hogan nominated Schipper for Vice-Chairman and moved that a unanimous ballot be cast. The motion was approved by a unanimous vote after seconding by Larson.

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11. Discussion of filling Commission vacancy.

The Commission discussed the letter of interest submitted by Collin McKenzie. The consensus of the Commission was to recommend to the City Council that Collin be appointed to fill the current Commission vacancy.

ADMINISTRATIVE REPORTS AND COMMISSION INPUT

12. Building and development activity reports for April, 2021.

McMahon presented the reports and gave a short summary of recent development activity. He also distributed a draft ordinance for regulating medical cannabis and reported that there will be a joint Planning Commission/City Council meeting at 5:45 p.m. on Tuesday, June 1 to act of this ordinance.

13. Commission Member input.

No Commission input was offered.

ADJOURNMENT

Motion by Schipper, seconded by Hogan, to adjourn. The motion was approved by a unanimous vote. The Commission meeting adjourned at 7:33 p.m.

Respectfully submitted,

Michael McMahon
Planning & Zoning Administrator